6 NOVEMBER 2025

DA APPLICATION:
Proposed Short Stay Accommodation, Over 55 Lifestyle Village and Mixed Use Development.
Lots 12, 28 & 165 Capel Drive, Forrest & Roe Roads, Capel. WA. 6271

PREPARED FOR: OCEAN GARDENS PTY LTD ATF OCEAN GARDENS UNIT TRUST

24.034
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DEVELOPMENT APPROVAL PLANNING REPORT OVERVIEW

Proposed Short-Stay Accommodation, Over 55 Lifestyle Village, & Mixed-Use Development

Location: Lots 12, 28 & 165, Capel Drive, Forrest and Roe Roads, Capel, Shire of Capel, WA. 6271.

Proponent/Applicant: Doepel Marsh Architects + Planners

Date: 3 November 2025.

1. Executive Summary

This Planning Report supports the proposed **Mixed-Use Development, Short-Stay Accommodation and Over 55 Lifestyle Village**, for Lots 12, 28 and 165 respectively, in the Shire of Capel. It provides a **comprehensive assessment** against State and Local Planning Frameworks, Statutory Requirements, and the Objectives of Regulatory Agencies.

Proposal Overview

- **Lot 28: Existing Tavern with proposed Short-Stay Accommodation**
    - 2 and 3 storey stacked modules (26 × 1-bed);
    - 2 storey stacked modules (2 accessible units x 1-bed);
    - 3 storey in separate building (4 x 1-bed and 4 × 2-bed units);
    - Associated Amenities

- **Lot 165 & Part Lot 28: Over-55 Lifestyle Village**
    - Single storey (8 × 1-bed),
    - Single storey (32 × 2-bed, 3 x 3-bed), and;
    - 3-storey / 2-storey apartments (8 x 2-bed + 1 × 3-bed).
    - Associated Amenities

- **Lot 12: Mixed-Use Development**
    - 90 m² NFA Ground-Floor Commercial, and;
    - 2 residential floors above (2 × 1-bed + 2 × 2-bed apartments per floor).

- **Key Outcomes & Benefits:**
    - Provides diverse housing choices for seniors and short-stay visitors, and multi-residential.
    - Integrates mixed-use activity to activate streetscape and community interaction.
    - Enhances local economy through construction, tourism, and ongoing employment.
    - Minimises environmental and bushfire risks via appropriate design, and ongoing site management.

- **Compliance Summary:**
    - Aligns with **Shire of Capel Local Planning Scheme No. 8,** relevant **R-Codes**, and State Planning Policies (SPPs 3.1, 3.7, 4.2, 7.0, 7.3) and Environmental and Regulatory Agency Requirements.

- **Supporting Studies:**
    - Architectural, Landscape Design, Bushfire, Arborist, Traffic, Environmental, Heritage, Civil, Hydraulic, Fire, Electrical and Mechanical Engineering and Sustainability Assessments Completed.

- **Consultation:**
  - Local Government Pre-Lodgement Consultation; DPLH and State Referral Agencies (DFES, Main Roads WA, DWER, Heritage Council, DBCA); Community engagement ongoing.

2. Site & Context Analysis

The site is strategically located approximately 27 km from Bunbury and 26 km from Busselton, providing **convenient access to these regional centres** while **maintaining Capel's unique, quieter country setting.** Bunbury serves as a regional hub with a diverse economy, educational institutions, and healthcare facilities, while Busselton is renowned for its tourism and cultural attractions. **This proximity offers residents and visitors the benefits of urban amenities without compromising the tranquil lifestyle Capel offers.**

An overview of the site and its surrounding context is provided, including land uses, infrastructure, and environmental and heritage considerations.

Figure 1: Map of SW West Australia - Capel's location in relation to other Regional Centres

2.1 Site Description

The site comprises Lots 12, 28, and 165 at Capel Drive, Forrest, and Roe Roads, with an area of 3.9682ha. The existing land incorporates Mixed Use R60 Residential and R40 Residential with an existing Tavern.

Lot	Area	Zoning	Proposed Use
12	0.0607ha	R60	Mixed-use / Residential
28	1.1091ha	R60	Tavern (existing) / Short-stay Accommodation
28	1.5424ha	R40 / R60	Over-55 Lifestyle Village
165	0.5058ha	R40	Over-55 Lifestyle Village
28	0.7097ha	R.O.S.	Regional Open Space (Part of Lot 28 Short Stay Lot)
TOTAL	**3.9277ha**		

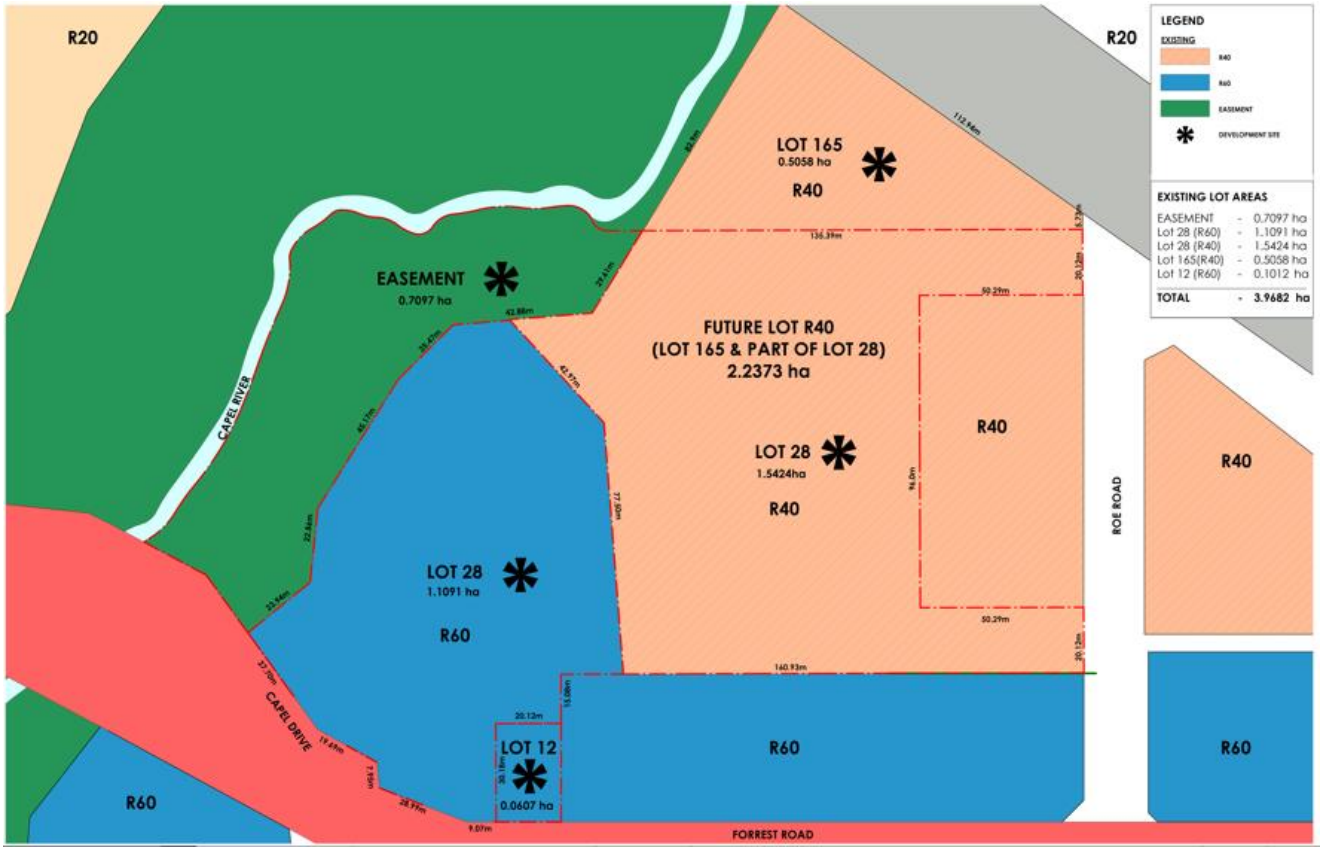

Figure 2: Existing Land Zoning Plan for the Site with Areas

2.2 Land Titles

An overview of the Land Titles for the subject Lots as listed:

Lot	Address	Vol	Folio	Deposited Plan / Diagram
12	38 Forrest St, Capel	1228	626	Diagram 24143
28	96 Capel Drive, Capel	2029	420	Deposited Plan 222236
165				Deposited Plan 116074
28	96 Capel Drive, Capel Regional Open Space	2029	420	Deposited Plan 409121

2.3 Regional & Local Context

The site is strategically located at the interface of Capel Township and surrounding rural areas, offering opportunities for Mixed-Use, Residential, and Short-Stay Development while maintaining sensitive transitions to existing land uses.

2.3.1 Historical Context

The site comprises **Lots 12, 28, and 165**, reflecting a mix of historical and contemporary land uses.

- **Lot 12** is vacant and located on the main street of Capel, Forrest St
- **Lot 28** accommodates the existing Tavern, a key social and commercial landmark, plus other ancillary buildings and the Heritage Stables

- **Lot 165** is vacant, and is zoned R40 Residential

The **Lots form an important R40-60 residential opportunity.**

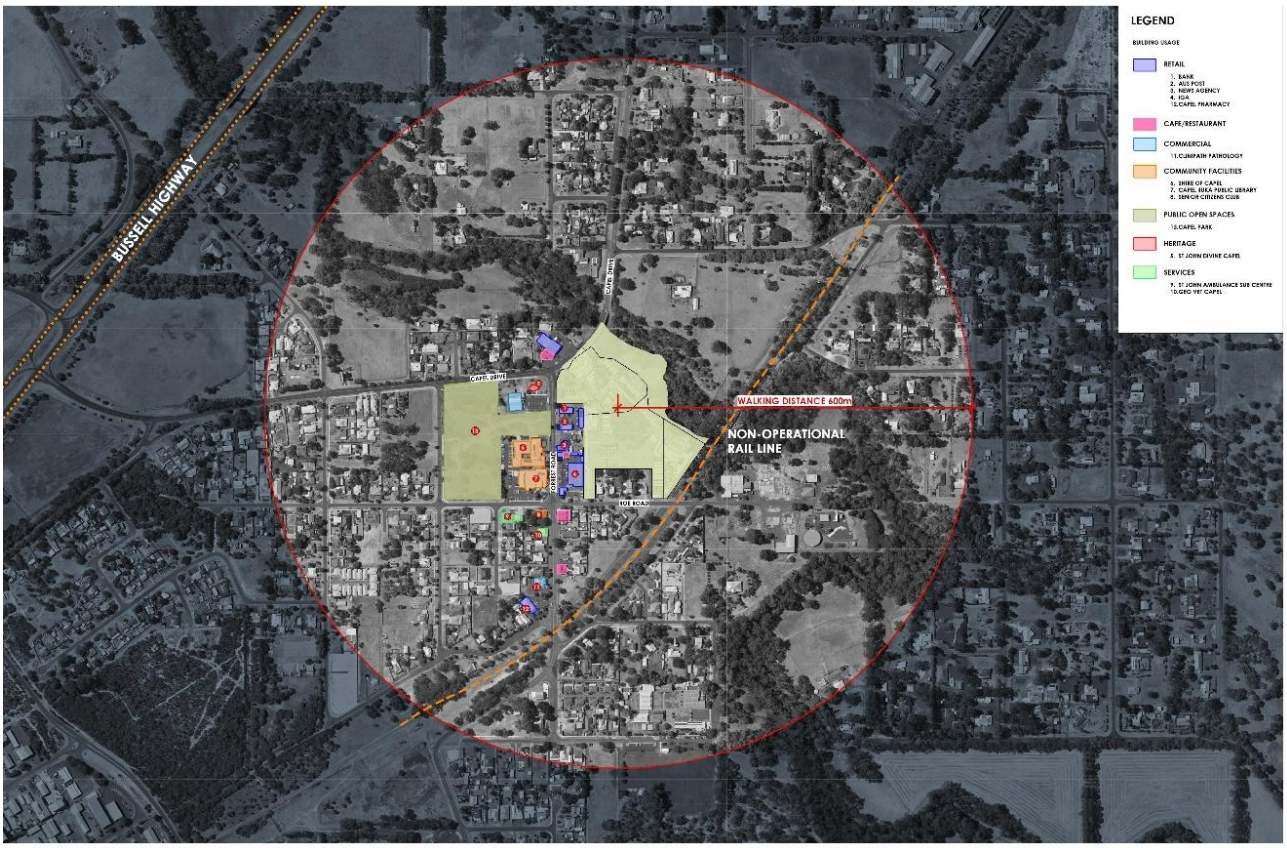

Figure 3: 600m Radius of Site and Surrounding Areas

2.3.2 Proximity

The site is strategically located within close proximity to key regional and local infrastructure:

- **Capel Town Centre:** On the perimeter to Lots 12 and 28 to the west, providing access to retail, civic, and community services.
- **Major Roads:** Capel Drive, and Forrest Road, provide arterial connectivity, facilitating access to Bussell Highway and regional centres.
- **Hospitals and Health Services:** Nearest hospital is located in Busselton approximately 26 km from Capel; local clinics accessible within Capel township.
- **Public Transport:** Local bus services operate along Capel Drive and Forrest Road, connecting to surrounding residential areas and Town Centre.

2.3.3 Surrounding Land Uses

- **North:** Low-density residential and rural properties, with scattered vegetation and agricultural pursuits.
- **East:** Regional Open Space Capel River with rural land beyond.
- **South:** Capel township, commercial nodes, retail facilities, and community infrastructure.
- **West:** Town Centre.

Figure 4: Local Site Context

2.4 Site Characteristics

2.4.1 Area and Topography:

The combined site (Lots 12, 28, and 165) covers approximately 3.9682 hectares. The topography is generally flat and gently undulating, ranging from minor slopes toward the river with steeper slopes to the river towards the disused railway line.

2.4.2 Vegetation and Arboriculture Features:

The site contains scattered mature trees, shrubs, and patches of native vegetation. Several trees provide habitat for local fauna, including ringtail possums. Significant trees have been identified for retention where possible, with others assessed for removal under an arborist-approved plan, because diseased, dangerous or dead.

2.4.3 Watercourses, Drainage, and Flood Considerations:

The Capel River runs along the north eastern border of the site, contributing to local drainage. The 100 year High Flood Line is indicated below and development is outside of this line:

- The **Short Stay Stacked Module** Accommodation is set back between **8.55 m and 18.05 m from the 100-year high flood line** to the main building line. Balconies are cantilevered beyond this line; however, the **predominant building setback** is approximately **16 m**, maintaining an **appropriate buffer to the flood boundary.**

- **Over 55 Accommodation** is a minimum of **24.05m ranging up to 37.8m** outside the 100yead High Flood Line development.

Stormwater management measures will be implemented to protect downstream areas and comply with **DWER guidelines. Refer to the Civil Engineering Report in the Appendix.**

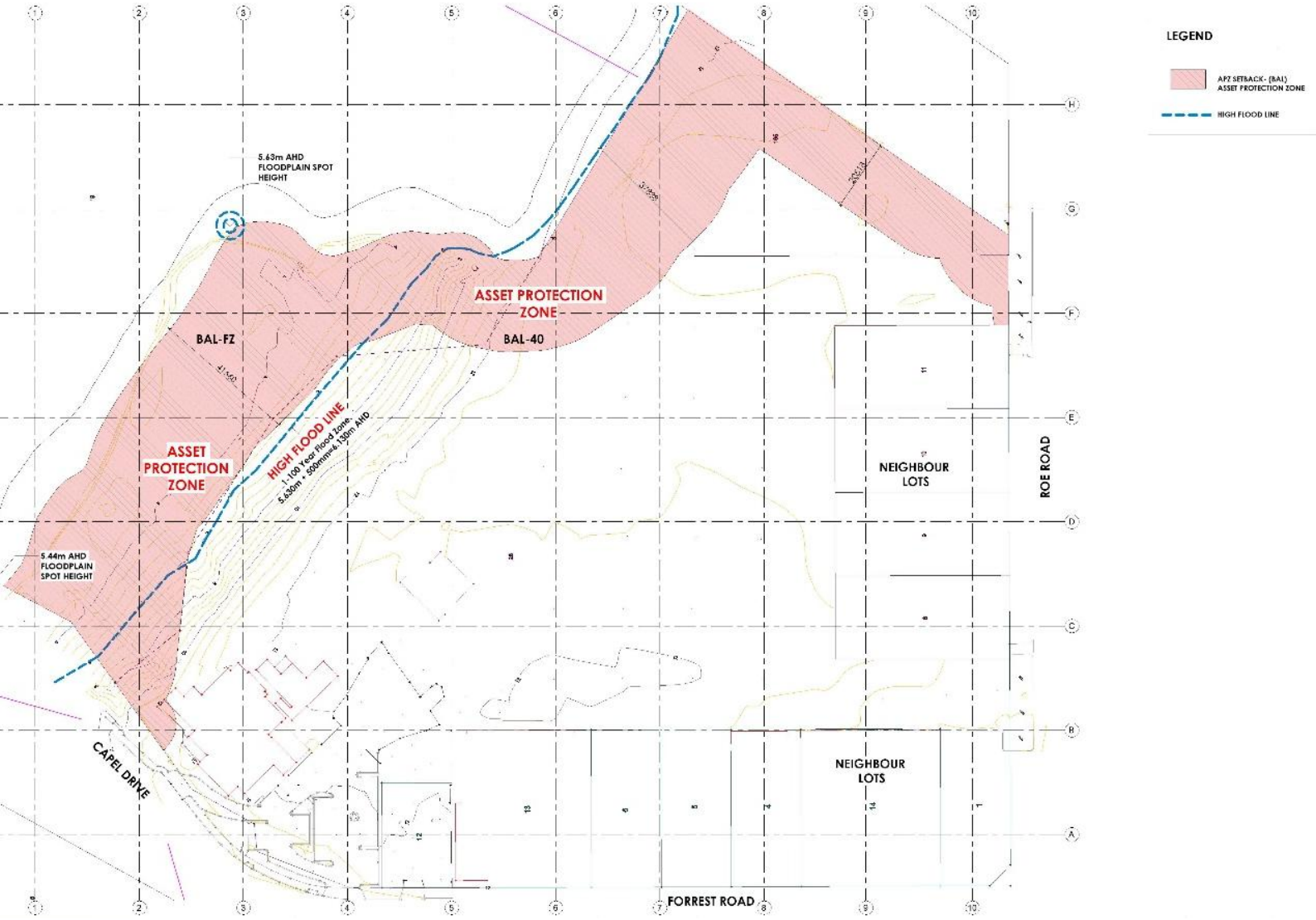

Figure 5: High Flood Line and Asset Protection Zone

2.4.4 Bushfire-Prone Area Mapping:

The site falls within a designated Bushfire-Prone Area as per SPP 3.7 mapping. A Bushfire Attack Level (BAL) assessment has been prepared, with recommended setbacks, defendable space, and fire management strategies incorporated into the design.

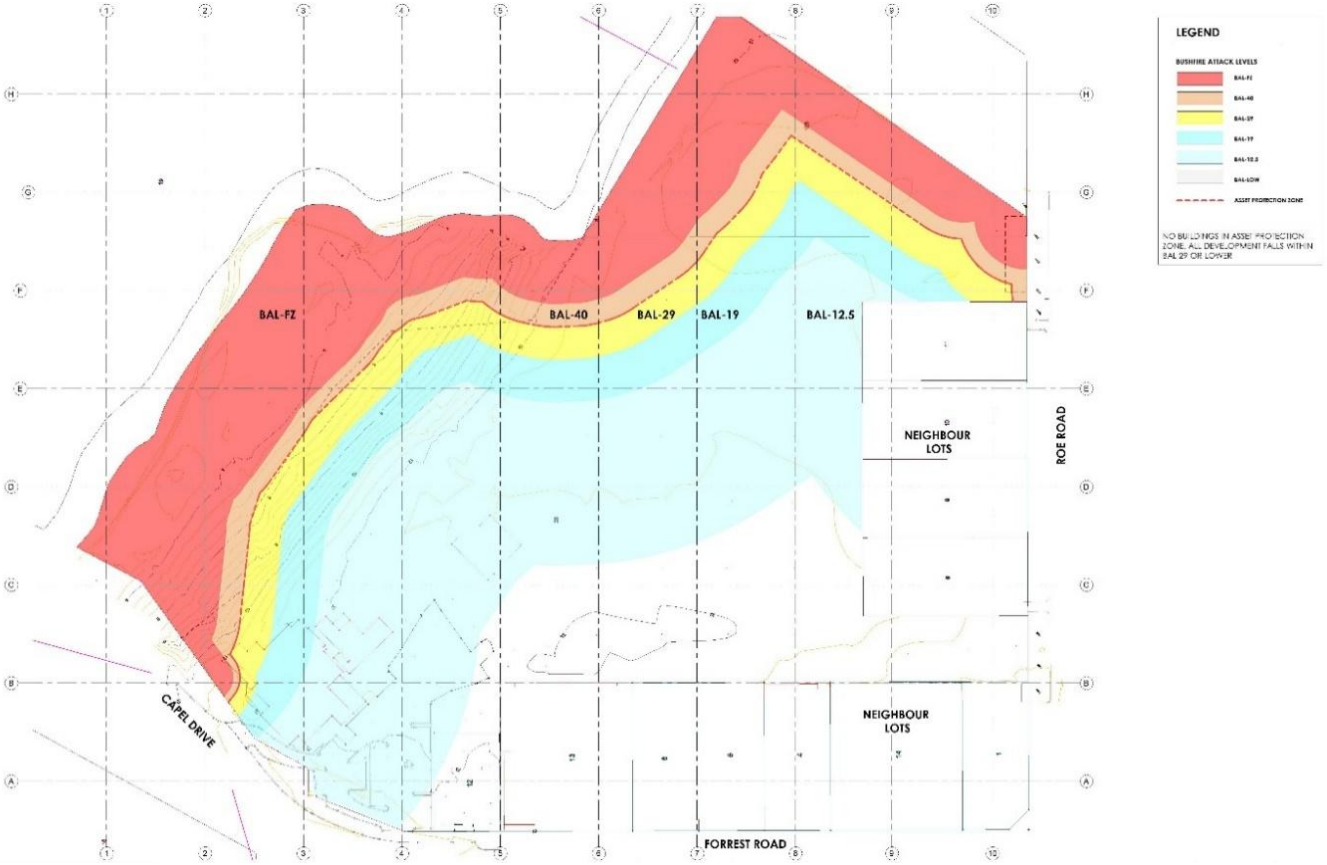

Figure 6: BAL Contours

2.4.5 Summary:

The site is located at the interface of rural and township land uses, offering a unique opportunity for integrated development that complements the existing tavern and mixed-use streetscape while providing sensitive transitions to surrounding residential and rural areas. Its proximity to major roads, services, and the Town Centre supports its suitability for Over 55 Lifestyle, Short-Stay, and Mixed-Use development.

3. Planning Framework & Statutory Context

The Proposal is guided by relevant State and Local Planning Frameworks, Policies, and Statutory Instruments.

3.1 State Planning Framework

Applicable State Planning Frameworks are:

Policy / Guideline	Relevance to Proposal	Compliance Measures
SPP 7.3 – R-Codes Volume 1	Guides residential density, setbacks, open space, parking, and design standards. Over 55 dwellings classified as Group Dwellings.	Setbacks, site cover, open space and parking compliant with Volume 1 standards.
SPP 3.7 – Planning in Bushfire Prone Areas	Bushfire hazard assessment, evacuation, emergency access.	BAL assessment completed; perimeter ring roads; AS 3959-compliant dwellings; emergency override gates.
SPP 7.0 – Design of the Built Environment	Built form, streetscape, visual amenity, accessibility.	Design ensures integration with surrounding environment, pedestrian-friendly internal streets, landscaping, and universally accessible pathways.
SPP 4.2 – Activity Centres	Supports small-scale commercial or mixed-use activities.	Mixed-use facilities integrated into the village core; scale and activity consistent with Shire policy.
SPP5.4 – Road and Rail Noise	Management of noise impacts from nearby transport corridors.	Rail line is not operating and in disrepair. Full assessment not required. Building design, orientation, and materials minimise noise; landscaping incorporated.
Liveable Neighbourhoods (WAPC)	Movement networks, pedestrian and cycling paths, internal road design, Classification	Silver Liveable Housing Standards

3.2 Regional Planning Instruments

- **Metropolitan or Regional Scheme zoning** (e.g., Metropolitan Region Scheme or Peel Region Scheme)
- **Regional Strategies** (e.g., North-East Sub-Regional Planning Framework)

3.3 Local Planning Framework – Shire of Capel

The applicable Shire Planning Frameworks are:

- **Local Planning Scheme No. 8 (LPS 8)** – zoning, land-use permissibility, development standards
    - Zoning: Mixed Use / Residential; objectives include providing compatible development, maintaining streetscape character, and facilitating tourism accommodation. Proposal complies with lot coverage, setbacks, height, and use requirements
- **LPS8: Special Control Areas:**
    - **Special Control Area 2 (SCA2) – Development Contribution Areas:** contribution to infrastructure

- **Special Control Area 3 (SCA3) – Flood Prone Land**: mitigate flood risk through site layout
- **Special Control Area 4 (SCA4) – Transport Corridors:** development does not conflict with transport planning and facilitates
- **Special Control Area 8 (SCA8) – Regional Ecological Linkages:** protect and enhance important ecological corridors

- **Local Planning Policies** – setbacks, heritage management, streetscape, sustainability
- **Local Planning Policy LPP 6.16 -** Short Term Rental Accommodation (June 2025)
  - **The Local Planning Policy LPP 6.16. Hosted STRA is exempt from the need for a Development Approval and Table 3 of LPS 8 should be interpreted that "bed and breakfast" is replaced "Hosted STRA" and is now listed as a permitted use (P) and exempt from a Development Approval.**
- **Structure Plans / Activity Centre Plans** – where applicable
  - **Zoning:** Residential / Mixed Use R60 and R40 Residential. **LPS8**.
  - **Setbacks & Building Heights:** Compliant with LPS8 and Local Planning Policies.
  - **Community Infrastructure:** Provides communal spaces, landscaped areas, and amenity consistent with Shire objectives for integrated over 55 communities.

3.4 Land Use Permissibility Table – LPS8

All proposed "Uses" have a 'P' Permitted Use.

Lot	Zoning (LPS8)	Land Use	Permissibility	Compliance / Notes
12	**R60**	Mixed-use (commercial + residential)	P	Ground-floor commercial is compatible; residential above is permissible as Multiple Dwellings under R-Codes.
28	**R60**	Short-Stay Accommodation managed by the existing Tavern Owner. **Hosted.**	P (LPP6.16)	Short-stay units assessed under Volume 1 R-Codes; design, setbacks, parking and amenity standards satisfied.
Part 28	**R60**	Over-55 Lifestyle Village	P	Independent living units (Multiple Dwellings) compliant with R60 density, setbacks, and open space.
Part 28	**R40**	Over-55 Lifestyle Village	P	Independent living units (Group Dwellings) compliant with R40 density, setbacks, and open space.
165	**R40**	Over-55 Lifestyle Village	P	Independent living units (Group Dwellings) compliant with R40 density, setbacks, and open space.

P = Permitted

Discretionary Use Justification

Lot 28 – HOSTED Short-Stay Accommodation – will be managed by the Tavern and therefore no Management Plan is required.

3.5 Other Statutory and Regulatory Agencies

On 1 October 2025, **a pre-lodgement submission** for the project was referred to the **State Referral Co-ordination Unit for written State Agency advice**. The referral response is identified as **Part 11 – Proposal Reference RC U-002-25** as was issued on **29 October.**

The coordinated State referral process provided targeted advice from **DWER, DBCA, and Main Roads WA,** with **key considerations** as follows:

1. **A clearing permit is required for the clearing of native vegetation:**

   This is noted and will **applied for with assistance from the Arborist** outlining the **diseased and unsafe trees to be removed.**

2. **The Site must demonstrate it is capable of being connected to the Reticulated Sewerage:**

   The site is **capable of** and will be **connected to the reticulated sewer system.** This has been **confirmed by the project's Hydraulic and Civil Engineers.** Refer to the **Survey Plan and Preliminary Engineering Drawings** included in the **Appendix** for further detail**.**

3. **The development situated atop of the riverbank, which may be impacted by instability and / or erosion during major river flows:**

   In response, the Short Stay units have been **repositioned 5m further from the river than previously shown and stacked to increase setbacks and minimise impact.** The buildings are designed to **float over the land** on circular concrete footings, **significantly reducing ground disturbance.**

   In the Design Development stage of the project, **a Geotechnical Engineer** will be engaged to **assess riverbank conditions** and provide detailed **recommendations** to inform the **final design and documentation,** to ensure that the **development places no surcharge on the river bank.**

4. **Amended car park layout is required to avoid queueing in the Primary Regional Road (Forrest Road).**

   The advice from Main Roads was "may *result in development generated traffic queuing onto the Primary Regional Road*".

   This item was referred to our **Traffic Engineer** and based on his advice and **further Queuing Analysis studies;** there was **no evidence of the additional development traffic generation impact to cause queuing.** Refer to the **Traffic Report** in the **Appendix.**

Detailed analysis and justifications are provided in the accompanying **Table and supporting documentation in the Appendix**, demonstrating how the **Proposal aligns with planning objectives, land use permissibility, design standards, and broader community and environmental considerations.**

3.5.1 Summary of Status of Other Statutory and Regulatory Agencies

STATUTORY ELEMENT	REQUIREMENT / GUIDELINE	COMPLIANCE / MITIGATION MEASURES	CONSULTANT ENGAGED / ACTION
Bushfire Management & Emergency Access	SPP 3.7 Bushfire DFES BAL assessment; AS3959 construction; perimeter and emergency access.	**Assessed by Bushfire Prone Planning** Site assessed for bushfire risk; • Asset Protection Zone line created and built form located behind that line. • No buildings proposed within BAL > 29. • No trees to be removed to satisfy any BAL requirements • Continuous emergency access road provided and construction standards implemented.	**Bushfire Consultant - Bushfire Prone Planning:** Refer Report in the Appendix.
Heritage: Aboriginal & European	Aboriginal Heritage Act; Heritage Act 2018.	**EUROPEAN:** **Assessed by Griffiths Architects** Areas of interest: Existing Tavern and stables. Stables to be retained and integrated into site design for adaptive reuse. • Advice – **3 storey short stay building design** has no impact on the tavern due to proposed to setbacks. • Advice: the proposed **readaptation** and **restitution** of the **stables** approved. • Advice – **2/3 storey over 55 building design** has no impact on the stables due to proposed setbacks.	**Heritage Architect - Griffiths Architects:** Refer Report in the Appendix.
		ABORIGINAL: **Assessed by DPLH Miriam Crandell -Senior Heritage Officer (ADV: 10009319)** The subject site does not intersect with any registered Aboriginal heritage places; therefore, no further action is required.	**DPLH -Miriam Crandall:** Refer correspondence confirming advice (File: ADV-10009319, A0001425)

Traffic Management & Access	Road Traffic Act 1974 (WA), Main Roads WA guidelines, Shire of Capel local road standards and LPS8 – SCA4: Transport Corridors	**Assessed by Main Roads (MRWA)**: • **Lot 12:** Proposed on street parking **RESIDENTIAL VISITOR BAY** created by closure of the crossover was not supported. (Removed from documentation) • **Lot 12**: Front awning was requested to be **removable** and now noted on Architectural documentation. • **Lot 28 Tavern / Short Stay**: Potential queuing on Forrest Road was raised, and an amended one-way car park layout was requested. Traffic engineering advice confirms that queuing would not create issues, with a **supporting Driveway Queueing Analysis subsequently completed**.	**Traffic Engineer: Urbii Consulting:** Refer Traffic Impact Study in the Appendix including supplementary information on the additional **Driveway Queuing Analysis for Primary Road, Forrest Road.** All vehicle access, driveway design, pedestrian crossings, and sightlines comply with RT Act and local road design requirements
		Assessed by Shire of Capel: • **LPS8 - Special Control Area 4 (SCA4) – Transport Corridors**: Development does not conflict with transport planning.	
Vegetation & Arboriculture	DBCA, DWER, Shire of Capel LPS8- SCA8: Regional Ecological Linkages. AS4970	**Assessed by Arborology WA Aboricultural Consultants** • Arborist assessment completed; high-value trees retained and protected; diseased and unsafe trees recommended to be removed. • Far in excess of double the trees being replaced and integrated into landscaping.	**Arborist - Arborology WA Aboricultural Consultants:** Refer Report in the Appendix.
		Assessed by DWER Advice that removal of damaged and diseased native trees IS NOT EXEMPT and will require an application for a Permit for removal.	Noted. Application for a Permit would be post DA Approval Stage.
		Assessed by Shire of Capel: • **LPS8 (SCA8): Regional Ecological Linkages.** Incorporated to achieve a safe, functional, and environmentally sensitive outcome	Refer DA 002 Macro Site Context Plan – SCA8 Located beyond Lot Boundary, and Map.11 LPS8.

Landscaping	SPP7.0 Landscaping Principle 2. Requirements for DSA, Tree Canopy and Soft Landscaping.	**Assessed By Plan E** Included as part of the DA Documentation Package.	**Landscape Architect - Plan E:** Documentation included for comprehensive Landscaping Master Plan and Detailed Zoned Areas.
Fauna	DBCA, EPBC Act	**Assessed by Greg Harewood, Zoologist** Ringtail possum relocation plan; ecological connectivity maintained; fauna rescue during construction and relocated with Possum Spotter.	**Zoologist- Greg Harewood** Refer Report in the Appendix.
		Reviewed by DBCA Acknowledge the Zoologist Report.	**Advice by DBCA** Upon approval to remove native trees, a Wildlife Protection Plan will be implemented, including engagement of a qualified fauna spotter (Greg Harewwod Zoologist) to manage and mitigate impacts on Western Ringtail Possums and other native fauna.
Foreshore Management	DWER	**DWER:** Recommends that the proposed development be set back from the top of the river bank. **Note: Since the initial assessment plans where provided, the stacked modular units have been moved back from the riverbank by an additional 5m.** Foreshore Management Plan not required.	 Foreshore Management Plan not required, confirmed by DPLH, Refer Appendix. Short Stay buildings located to remove development from proximity of river bed.
Watercourses & Drainage	DWER, Local Government requirements	**Assessed by Edgeloe Engineering** Stormwater retention basins, bio-retention areas, drainage swales incorporated to maintain pre-development flows and improve water quality Well head protection zone.	**Civil Engineer – Edgeloe Engineering** Refer Report in the Appendix. **Refer SRCU – 002-25** DWER Confirmed Land Use is Compatible
Flooding	DWER guidelines. Shire of Capel LPS8- SCA3: Flood Prone Land	**Assessed by Edgeloe Engineering** **DWER:** acknowledged no Flood Assessment required at this stage as proposed built form is outside of the flood line.	Refer Email 17.09.25 from DWER Refer Edgeloe Engineering Report

Flooding	No Fill or any building walls built which could restrict or divert flood water, columns only.	**Assessed by Shire of Capel**: **LPS8- SCA3: Flood Prone Land:** Measures to mitigate flood risk through site layout and finished floor levels above the 100 year flood line. (SCA3) Landscaping manages overflow to minimise risk;	No restrictions on flood water, no diverting of flood water, no building work in flood zone.
Riverbank	DWER - potential instability and erosion of the riverbank. If so not from development.	**Assessed by DWER** The development situated atop of the river bank, which may not be impacted by instability and /or erosion during major river flows.	**Owen Woodland Geotech Engineer, Galt** As part of any Building Permit Application the River Bank will be investigated if any support is required to the bank, by a Geotechnical Engineer Consultant.
Soil Contamination / Acid Sulphate Soils	DWER, Contaminated Sites Act, Section 13.	***DWER Basic Summary Record Of Search*: Request and Response** Desktop assessment provided ID 81654 (10.1.24). Acid Sulphate Soils indicates low risk of occurring with 3m of natural soil level. Potential source of contamination from downstream petrol station in Capel. Lot 16 and portion of the road reserve external to the subject site.	**DWER Advice** Refer DWER ASS guidelines for information to assist with the management of ground and / or ground water disturbing works. The proposed construction method will minimise soil disturbance through the use of concrete piles and beams, ensuring the building has a light impact on the ground. A Geotechnical Investigation undertaken at the Build Permit Stage. Refer Edgeloe Engineering Report.
Sustainability ESD & Energy Efficiency	Liveable Neighbourhoods, LPPs, SPP 7.0	**Assessed by Summation** Solar PV, passive solar design, water-efficient landscaping, WSUD integrated to reduce operational costs and support sustainability are examples. Refer Report.	**ESD Consultants- Summation:** Refer Report in the Appendix.
Waste Management	Shire of Capel LPS8 Waste Policies	**Assessed by Talis Consultants** Centralised, screened bin storage areas with scheduled collections; separate areas for commercial and residential; recycling provisions. Advised total quantities of bin numbers and types and in areas required. Negotiations with private waste removal companies.	**Waste Management Consultant- Talis Consultants:** Refer Waste Management Plan in the Appendix.

Acoustics	AS2107 Acoustic SPP5.4 Road and Rail Noise.	**Assessed by DPLH; Kate Miller Planning Manager, State Referral Co-ordinator** SPP 5.4 Road and Rail Noise assessment not required; No benchmark of noise, trainline inactive; (put on C/T about inactive rail line). Forrest Highway outside 600mm Buffer Zone, Refer DA 002.	**DPLH -Kate Miller:** Refer email correspondence in Appendix Dated 02.09.25 Kate Miller, 03.09.25 Kim Doepel Response. DPLH Confirmed Acoustic Assessment not required,
Building Codes & Accessibility	NCC/BCA Class 2–3, Seniors Living provisions	**Assessed by Resolve Group** Buildings designed to comply with fire safety, egress, and structural standards.	**BCA Consultant – Resolve Group:** Refer NCC Compliant Advice in the Appendix.
Disability Access	AS1428, NCC, Liveable Housing Guidelines	**Doepel Marsh Architects + Planners Review** • **All developments:** Step-free access to ground-floor units; lifts for upper floors; accessible paths; • **Over 55 Dwellings:** Silver Level Liveable Housing for single-storey – 50% total dwellings 'Silver compliant'. • **Short Stay Accommodation**: 2 Accessible units	**Access Consultant- Not Required at this stage.** Designed to Australian Standards. Assessed by BCA Consultant.
Services: **Mechanical, Hydraulic, Electrical and Wet Fire**	Australian Standards, Shire of Capel Requirements & SCA2 Development Contribution Areas	**Assessed by Decobu** Included as part of the DA Documentation Package:	**Services Consultant - Decobu Building Services Engineering** Documentation outlining services, location of infrastructure required
		Electrical: • Assessment of Power Loads and Reticulation • Telecommunications & NBN • Contacted Western Power re hire tension power line and waiting advice about building tolerances • Contacted ATCO and advice about building setbacks	
		Mechanical: • Mechanical for all Building Uses • Services locations	
	DWER	**Hydraulics:** • Water Supply & Reticulation, Waste Water Management • Sewer	Refer Hydraulic Dwgs by Decobu showing connection to reticulated sewer. Formal Request has been made to Watercorp by Wayne Edgeloe, to confirm capacity for Sewer and Water capacity. Confirmation pending, Refer Edgeloe Engineering Report.

Services: **Mechanical, Hydraulic, Electrical and Wet Fire**		**Fire:** • Fire, Emergency and Safety Services	
	Shire of Capel LPS8: SAC2	**Assessed by Shire of Capel**: **LPS8: SAC2 Development Contribution Areas:** Provision of appropriate infrastructure covered in initial review by Decobu.	
Public Art	The Proposal acknowledges the **value of public art in enhancing local character and amenity**. Site-specific artworks will be incorporated within the development's public realm, designed for durability and maintained for the life of the project, supporting the Shire's objectives for quality design and community identity.	**Doepel Marsh Architects + Planners** Opportunities highlighted in documentation as an overall integrated public art approach so investment spent where most appreciated and integrated into the overall design. **Short Stay** • **Ponies on Parade**- local artists to paint ponies for inclusion in stable as a representation of its former use • **Public Art Wayfinding Motif Floating Walkway and Bridge** to Stacked module **Over 55** • Nominated impact sculptural pieces near the main entry to the Club House	**Local Artist(s): involvement to start during the Design Development Stage.**

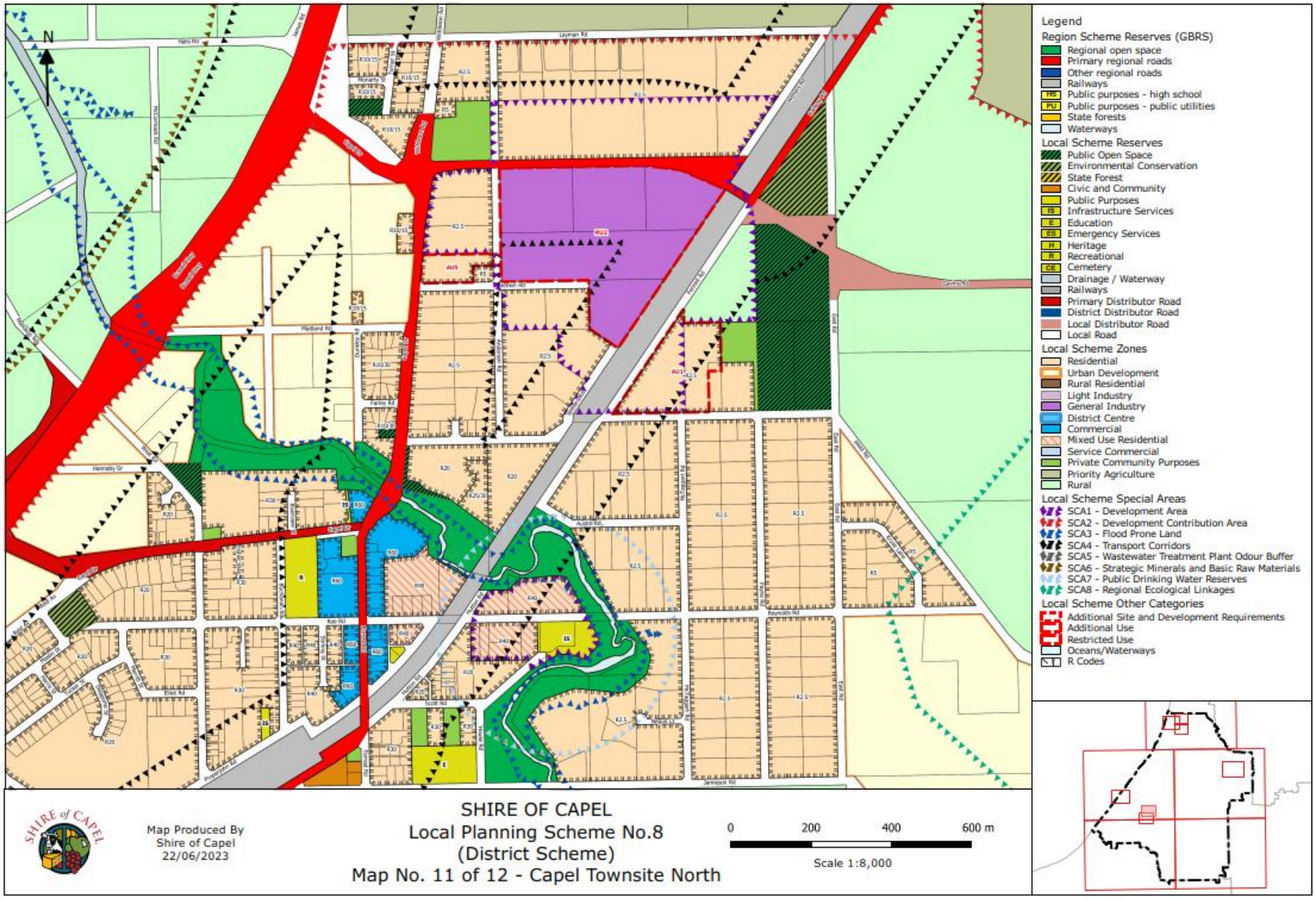

Figure 7:Shire of Capel Map LPS8

4. Master Planning

The proposed development delivers a **Mixed-Use Precinct with Short-Stay Accommodation, Over 55 Living, and Street-Activated Commercial Uses combined with Multi Residential Accommodation**.

4.1 Strategic Master Planning

Strategic planning has carefully considered **site characteristics, environmental constraints, infrastructure, and community needs** to guide the **location, design, and sequencing of development** in a way that **maximises functionality, safety, and long-term sustainability.**

4.1.1 Design Strategies – Lot 28 – Tavern & Hosted Short-Stay Accommodation

Hosted **Short Stay Development** provides a **safe, accessible environment** with **controlled vehicle access**, clear pedestrian pathways, and communal spaces. It integrates with the **heritage stables, maximises river views**, maintains privacy, and **prioritises walkability and low-impact transport** such as bicycles and scooters.

Key Site Issues

- **Asset Protection Zone (APZ):** No buildings are located beyond the defined APZ line, ensuring compliance with bushfire management requirements.
- **100-Year Flood Line:** All buildings are positioned beyond the flood line to eliminate flood risk and maintain environmental resilience.
- **Acid Sulphate Soils:** Development avoids disturbance of low-risk areas, with light-touch construction techniques to minimise ground impact. Concrete circular footings only.
- **Significant Trees:** Preserve key trees and existing landscape features to maintain character, provide shade, and enhance biodiversity, and retain ringtail possum habitat.
- **Heritage Buildings & Neighbouring Tavern:** Retain and sensitively integrate the heritage stables, ensuring a complementary relationship with the adjacent Tavern while respecting its historic character and enhancing the overall site identity.
- **Minimised Disruption:** Reduce impact on Tavern operations and maintain safe circulation for visitors and staff.

Design Benefits and Responses

- **Light-Touch Construction:** Buildings are supported on columns and beams to minimise soil disturbance, manage acid sulphate risks and accommodate minor level changes across the site.
- **Integration of Heritage Assets:** The existing heritage stables are retained and adapted as a central unique community facility and gathering space and public art opportunity.
- **Topography and Visual Sensitivity:** Stacked short-stay modules are set into the natural bank to reduce perceived height and bulk, minimising visual and environmental impact. This reduces site footprint and maintains open space. These **units** adopt a simple **"glass box" design**, maximising river and landscape views while maintaining a low profile so the **Tavern remains the predominant feature.**
- **Three-storey apartment development** behind provides larger rental options, with roof proportions that tie in with the Tavern and stables. Griffiths Architects have reviewed and vetted the size and scale of these buildings.
- **Solar Orientation and Views:** All short stay units are oriented north east to capture natural light and maximise views toward the Capel River.

- **Central Spine Connection:** A landscaped pedestrian spine runs through the development, providing clear vistas and connectivity to the river.
- **Public Art and Wayfinding:** An elevated walkway ''in the trees'' along the modular building edge provides opportunities for public art, interpretive features, and wayfinding elements. Provides unique, high-quality accommodation with a strong sense of place and point of distinction.
- **Communal Open Space:** Shared open spaces are positioned to the north for optimal sunlight and visual connection to the landscape.
- **Future Staging:** Stage 2 short-stay building is designed to maintain northern orientation and consistent built form character with modern interpretive language of the heritage Tavern building
- **Landscape Interface:** A green buffer proposed around the existing Tavern, ensuring visual separation and maintaining its heritage prominence.
- **Controlled Access:** Vehicle and pedestrian entries are managed to ensure guest privacy and limit traffic through short-stay areas.
- **Functional Synergy:** The short-stay accommodation shares visual and operational synergy with the adjoining Tavern, enhancing visitor amenity.
- **Waste Management:** Bin areas are located away from accommodation and screened to reduce visual and acoustic impacts.
- **Parking Strategy:** Car parking is consolidated at the rear of the site, preserving river and foreshore views from apartments and enhancing the landscape presentation.
- **Pedestrian Connectivity:** Clearly defined pedestrian links connect the accommodation to the Tavern and nearby retail precinct.
- **Zoning Response:** Development aligns with R60 zoning provisions, balancing density with open space and amenity outcomes.
- **Heritage Value Enhancement:** Public realm and interpretive opportunities are created around the stables to celebrate the site's history.
- **Modular Efficiency:** Stepped modular design allows for rapid construction, with flat roofs to minimise visual impact adjacent to the heritage Tavern and maintain river views for future Stage 2 buildings.
- **Low-Intensity Development:** Only 24% site coverage, prioritising open space, landscape, and passive recreation areas.
- **Integrated Planning:** Align short-stay infrastructure with existing Tavern facilities to optimise functionality and connectivity.
- **Services Co-ordination:** Ensure shared and efficient access for utilities, deliveries, and waste management.
- **Commercial Benefit to Capel**: Supports local tourism and employment.

4.1.2 Design Strategies – Lot 165 & Part Lot 28 - Over 55s Residential Development

The **Over 55 lifestyle Village** is designed to offer a **unique, community-focused environment** with **perimeter roads**, integrated **covered parking in gazebo garden style**, which is **walkable, and pedestrian-friendly**. Internal circulation prioritises low-grade transport options such as **golf buggies, scooters, bicycles and walking**.

Key Site Issues

- **Bushfire and APZ Constraints:** Building envelopes positioned outside the asset protection zone with compliant perimeter access for emergency services. Avoiding development above BAL 29. Restrictive use of the site.

- **High-Voltage Transmission Line:** All metal structures are sited outside the easement, with landscaped buffers providing visual softening with careful placement of built form.
- **Access:** Dual access points from Roe Road provide primary and secondary entry, supporting safe circulation for residents and visitors. Need to consider functionality in the design with small land strip on secondary access made into caravan storage area as convenience to residents.
- **ATCO High-Pressure Gas Line Setbacks**: Additional setback area and constraints with permanent structures being built so bin store fences enclosure effective use of space.
- **Topography & Flooding:** Area includes low-lying sections with ponding and a sharp embankment near the river, requiring careful siting of dwellings and landscape treatments.
- **Significant Trees:** Preserve key trees and existing landscape features to maintain character, provide shade, and enhance biodiversity.
- **Mixed Zoning R40 and R60**: Rationalisation of design for single storey accommodation verses siting of 2 and 3 storey apartment buildings

Design Benefits and Responses

- **Low-Intensity Development:** Achieves 35% site coverage, prioritising open space, landscape, and passive recreation areas.
- **Communal Open Space:** Multiple options of active and passive involvement -putting green, exercise park, walking trails, community gardening, pétanque, table tennis etc.
- **Club House:** Designed with concierge and main facilities all north facing to the river for optimal enjoyment internally and externally.
- **Vehicular Traffic Segregated**: Vehicular traffic contained to the perimeter with clear definition on arrive through primary entry for service and visitor vehicles to move in alternative direction to resident movement.
- **Safe, Walkable Community:** Internal circulation limited to 10 km/h; vehicles kept to the perimeter, creating pedestrian-friendly internal areas for walking, buggies, and cycling. This approach balances safety, environmental management, and lifestyle amenity to create a distinctive, well-integrated village for senior residents.
- **Housing Diversity:** A mix of single-storey grouped dwellings and two–three storey apartments provide choice and flexibility to meet resident expectations.
- **Siting of 2 and 3 Storey Buildings:** Positioned against the supermarket's rear wall to screen views, with articulated design to resemble two large houses, maintaining a human scale in line with surrounding single-storey development.
- **Age-Friendly Design:** 50% of dwellings designed to achieve Silver Level Liveable Housing standards, promoting accessibility and aging in place.
- **Solar Orientation and Amenity:** All dwellings oriented for northern, north eastern, north western and eastern solar access and natural ventilation, ensuring comfort and energy efficiency.
- **Community Focus:** Central landscaped open spaces and walkways encourage social interaction and a strong sense of community.
- **Landscape Integration:** Extensive tree planting and landscaped buffers enhance privacy and visual amenity.
- **Built Form Articulation:** Staggered building forms and varied rooflines reduce perceived bulk while maintaining cohesive design identity.
- **Privacy and Screening:** Decorative garden screens and balcony treatments provide privacy without blocking light or ventilation.

- **Integrated Circulation:** Clear pedestrian links connect dwellings to communal areas, retail main street and civic areas, and the adjacent Tavern precinct.
- **View Corridors:** Designing multiple vistas through the site toward the river and foreshore

4.1.3 Design Strategies – Lot 12 - Mixed Use (Commercial + Residential)

Lot 12 (1012m² in area) delivers a **vibrant, pedestrian-friendly streetscape** with **ground-floor commercial activity** and **apartments above**. Vehicle access and parking are **consolidated at the rear**, with **safe pathways** linking residential, retail, and communal areas, while **responding to surrounding context and adjacent heritage and short-stay developments.**

Key Site Issues

- **Urban Interface:** Frontage to Forrest Road requires an active street edge and compatible scale with adjacent town centre development.
- **Access and Circulation:** Vehicle access limited to the rear via a 6 m dual-access communal road, maintaining a pedestrian-prioritised streetscape.
- **Setback and Overlooking:** Building located to prevent overlooking and overshadowing of neighbouring sites. The closest adjoining building has a blank boundary wall facing Lot 12.
- **Mixed Use Design:** Need to integrate multiple uses on the site while maintaining functionality.

Design Benefits and Responses

- **Mixed-Use Activation:** Ground floor commercial tenancies activate Forrest Road, contributing to local business diversity and town centre vitality.
- **Residential Amenity Above:** Two upper levels of apartments provide adaptable long-stay residential options with direct access to natural light and ventilation. Flexible accommodation, not limited to short-stay or Over 55 residents
- **Architectural Integration:** The building adopts contemporary pitched roof forms and complementary materials to integrate with surrounding residential and heritage context with adjacency to the Tavern.
- **Visual and Pedestrian Connectivity:** Created strong pedestrian connections link Forrest Road to the internal communal network and adjacent developments. Passive surveillance from upper levels both to the street and rear area.
- **Rear Access and Parking:** All resident and service vehicle movements occur from the rear, preserving active frontages and reducing pedestrian conflict.
- **Safety and Sightlines:** Extended driveway and visual clearance to Capel Drive access gate ensure safe entry/exit movements.
- **Privacy and Orientation:** Balconies and openings carefully oriented to prevent overlooking while maximising views and solar access, and passive surveillance.
- **Waste and Services:** Enclosed, screened bin areas separate residential and commercial waste streams in compliance with the Waste Management Plan. Efficient service delivery and integrated waste management through centralised design with the Short Stay collection for private contactor collection.
- **Public Realm Contribution:** Building design enhances the streetscape with landscaping, awnings, and potential for public art or interpretive features.
- **Deep Soil Areas:** Retention of existing significant trees within the site.
- **Zoning and Policy Alignment:** The proposal aligns with the intent of R60 and Mixed Use zoning, supporting compact, diverse, and sustainable urban development within the Capel town centre.

5. DA PLANNING REPORT – HOSTED SHORT-STAY ACCOMMODATION (R60)

Location: Lots 28 Capel Drive, Capel

Proposal: Hosted Short Stay Accommodation

Zoning: Mixed Use R60

Class:

- 3- Storey Accommodation - Class 3.
- Short stay Recreation Facility – Class 9a

Land Use: Short Stay (Multiple Dwellings) – Hosted

- **Stacked Modular Design 2 storeys**: 8 units (8 × 1-bedroom)
- **Stacked Modular Design 2 storeys**: 2 units (2 x 1-bedroom accessible)
- **Stacked Modular Design 3 storeys:** 18 units (18 × 1-bedroom)
- **3 storey Accommodation**: 8 units (4 x 1-bedroom , 4 x 2-bedroom)
- Integrated with **Heritage stables** Communal Open Space and **Capel Tavern**.

Relevant Planning Instruments:

- SPP 7.0 Design WA
- SPP 7.3 Vol 1 – Residential Design Codes (R40–R60)
- Shire of Capel LPS 8
- Local Planning Policy LPP 6.16 - Short Term Rental Accommodation (June 2025)
- WAPC Liveable Neighbourhoods
- DFES Bushfire Guidelines

INTRODUCTION

Lot 28 contains the **Capel Tavern** and **heritage stables** and is adjacent **the Capel River**. Topography is level to gradually undulating toa steeper incline down to the river.

The Short-Stay Accommodation is **positioned above the 100-year flood line**, with modular construction on platforms proposed to minimise earthworks and acid sulphate soil disturbance. The developed site is designed outside of the **designated bushfire-prone area**. Stage 2 involves a **three storey more conventional style of accommodation** with wide accommodation choices.

Measures are proposed to retain and **integrate the stables** into the development as part of the communal open space. DPLH has confirmed **no Aboriginal heritage constraints apply.**

The proposed Hosted **Short Stay Accommodation** at Capel will provide a contemporary and welcoming option for visitors seeking convenient, comfortable, and well-designed lodging in the heart of the region. Positioned to **complement the surrounding town centre and natural attractions**, the development aims to **support local tourism and business travel by offering high-quality,** self-contained units within easy reach of local amenities. The design **reflects the relaxed rural character of Capel** while ensuring modern **functionality, accessibility**, and **sustainability.**

1. THE GARDEN

1.1 Private Open Space

The private open space provisions vary with building type. The accommodation units are a combination of **stacked modules with decks**, and **3 storey apartment building** with **courtyards** on the ground floor and accommodation with **balconies** on the upper levels.

C1.1.3: Each unit includes a **private open space** provided for the exclusive use of that dwelling.

C1.1.4: All balconies are unscreened for at least 25% of the total perimeter.

LOCATION	Table 1.1b		Provided		
STACKED MODULAR UNITS	**Min Area Permitted**	**Min Dimension Permitted**	**Actual Area**	**Actual Dimension**	**Compliant**
1-Bed	8m²	2m	11m²	2.65m	Exceeds
1-Bed Accessible	8m²	2m	16m²	2.65m	Exceeds
3 STOREY ACCOMMODATION	**Min Area Permitted**	**Min Dimension Permitted**	**Actual Area**	**Actual Dimension**	**Compliant**
1-Bed (Courtyard)	15m²	3m	26m²	3m	Exceeds
2-Bed (can sleep 3)	10m²	2.4m	10m²	3m	Yes

All private open spaces are compliant. Spaces are accessible directly from the living areas and useable for outdoor recreation.

1.2 Trees and Landscaping

Landscaping

C1.2.1- C1.2.3: The development provides **well in excess of the minimum 15% soft landscaping requirement** and minimum of **30% primary street setback area** for the overall Short Stay site, consistent with the objectives of **Clause C1.2.1 - C.2.3 of SPP 7.3 Volume 1**.

Unlike standard multiple dwellings, the Short-Stay Accommodation is treated as a **single integrated site**, rather than as **individual units**, allowing for a coordinated and generous landscape design.

Extensive areas of **soft landscaping** are distributed throughout the site, including:

- The **central communal courtyard** with shaded seating, BBQ areas, and children's play space;
- **Peripheral planting zones** that buffer buildings from internal communal roads and car parks and the Tavern; and
- **Vertical and podium landscaping elements** within the multi-storey accommodation buildings.

The combined landscape treatment contributes to **visual amenity, microclimate moderation, and stormwater infiltration**, while providing guests with a high-quality, green and restful environment in keeping with the site's riverside setting.

Tree Canopy

C1.2.4: The development **prioritises the retention of significant existing trees** wherever feasible and incorporates **new tree planting** to enhance amenity, provide shade, and reinforce the site's landscape character.

Key measures include:

- **Retention of mature trees** located along the foreshore easement and within the site car parking area and open green spaces, contributing to shade to the car parking and overall to the **visual setting and ecological value** of the Short Stay precinct; **(C1.2.5),** and **tree protection zones** will be provided in accordance with **AS4970. (C1.2.7).**
- **Removal of only those trees** that are unsafe, undertaken under arboricultural supervision. Ringtail possum habitat management will be implemented; where trees are proposed to be removed for safety reasons and relocated through new trees that will be planted.
- **New planting of native and drought-tolerant species** throughout the site, including:
    - Communal courtyards and recreational zones;
    - Between buildings to provide **vertical landscaping and natural screening**;
    - Along pathways and car parks to reduce heat and enhance visual amenity; **(C1.2.5)**
- **Integration of existing and new landscaping with the heritage stables**, preserving the historic structures while softening surrounding open spaces;
- **Selection of species** that are **low-flammability**, supporting bushfire risk management objectives and minimising maintenance demands. Landscaping includes native species and shading for microclimate control. Streetscape and service areas are buffered visually with planting.

Through this approach, the site achieves a **high proportion of soft landscaping**, supports **microclimate moderation**, and enhances **resident and visitor experience**, in line with the objectives of **Clause C1.2** and broader R-Codes landscaping provisions.

Landscaping Plans

C.1.2.8 Refer Landscape Architect Plan E's documentation for the more detailed landscape design addressing tree sizes, species and canopies.

1.3 Communal Open Space

C1.3.1: A **central landscaped courtyard** forms the primary communal open space for the **Short Stay Development**, providing an attractive and functional recreational hub for guests. The courtyard includes:

- **Generous landscaped areas** that integrate with the surrounding built form and maintain visual permeability through the site.
- **Alfresco seating areas** with shade structures and BBQ facilities;
- A **children's playground** adjacent the BBQ facilities for ease of supervision
- **Activity room within the stables complex** to accommodate family visitors with recreational facilities; and
- **The Stables** retained as a heritage and cultural attraction

Pedestrian pathways connect the courtyard with the surrounding short-stay units and the adjoining Tavern, and retail precinct, creating a **safe and legible circulation network**. The layout has been designed to

encourage casual social interaction among guests while maintaining **appropriate privacy** for individual accommodation units through landscape screening and spatial separation.

To promote sustainable and healthy modes of movement, the development also includes **standard bicycle racks** and **E-bikes available for hire**, encouraging alternative transport options to the main vehicular network. This contributes to the project's commitment to **active travel, environmental sustainability, and community well-being**.

All **pathways and communal open spaces** have been designed in accordance with **universal access standards (AS 1428 – Design for Access and Mobility)** to ensure equitable and inclusive use by all guests.

The site layout incorporates:

- **Gentle gradients and wide pathways** to accommodate wheelchair and mobility aid users;
- **Ramps and level thresholds** between building entries and open spaces;
- **Lift access** as an alternative means of access**;**
- **Non-slip surfaces** and appropriate lighting to support safe movement during both day and night.

C1.3.2 & C1.3.3: The Short Stay Accommodation incorporates **generous communal open spaces**, designed to **promote social interaction** while **minimising adverse impacts** such as noise, odours, or visual intrusion for both residents and adjoining land uses.

Key design strategies include:

- **Separation and Screening:** Communal areas are **strategically positioned** within the site, with **landscape buffers, fences, and vegetation** used to separate active recreation zones from private courtyards and neighbouring properties.
- **Noise Mitigation:** Outdoor seating, BBQ areas, and the children's playground are located **away from private units and sensitive interfaces**, while **vegetation and low retaining walls** help absorb and reduce noise propagation. Setbacks are **13.15m** from 3 storey stacked modules and **18.15m** from the 3 storey apartment development.
- **Odour and Amenity Considerations:** Service areas, waste collection points, and BBQ facilities are **sited and screened** to minimise potential odour and visual impacts on both communal and private spaces.
- **Connectivity and Privacy:** Pathways connect communal spaces with units and site entries while maintaining **visual and acoustic privacy**, allowing residents and guests to enjoy open spaces without intrusion.
- **Landscape Integration:** Planting of **trees, shrubs, and climbers** within communal zones enhances **amenity, microclimate, and visual privacy**, providing shade and shelter while softening the interface with the built form.

Through these measures, the development ensures that **communal open spaces are functional, safe, and enjoyable**, while **reducing the potential for conflict or nuisance**, consistent with the objectives of **Clauses C1.3.2 and C1.3.3** of the R-Codes Volume 1.

1.4 Water Management and Conservation

The Short Stay Accommodation has been designed with a strong focus on **sustainable water use**, **stormwater management**, and **on-site infiltration**, aligning with State Planning Policy 7.3 Volume 1 and the objectives of **water-sensitive urban design (WSUD)**.

Stormwater Management

C1.4.1 - C1.4.2: All stormwater from roofs, driveways, and hardstand areas will be **managed on-site** to minimise discharge to the local drainage network. The design ensures that post-development stormwater runoff rates do not exceed pre-development levels.

- Roof and surface runoff will be captured and conveyed via **on-site stormwater management systems** through underground storage devices such EcoAID and Flo Vault Cells . These will be **used under** the **emergency fire road** and in **front of the stacked modules** prior to discharge to the local drainage system.

- This is to minimise the disturbance to existing trees to be retained on site. Flows from these would **infiltrate into sand backfill placed around the devise and trickle outflow from the underlying subsoil**.
- Subsoil drains would also be used across the site to **control perched groundwater** and flows for these would discharge to the storage devices as well runoff from the site would be captured internally into a system of **shallow swales, drainage pits and pipes** for conveyance to the below ground storage devices.
- The system is designed in **accordance Local Authority standards**, maintaining pre-development runoff rates.
- Refer Civil Engineer's Report and reference to **Figure 12 Site Drainage Concept.**

Water Conservation Measures

Water efficiency is embedded in the design and operation of the development through:

- **Low-flow fixtures and water-efficient appliances** installed throughout all units;
- **Drip irrigation systems** and **moisture sensors** in landscaped areas to minimise irrigation demand;
- **Use of drought-tolerant and native plant species** to reduce water consumption while supporting local biodiversity;
- **Smart metering** for monitoring water use across the site to encourage efficient operation and maintenance.

Environmental Outcome

Through the integration of WSUD principles and water-efficient systems, the development achieves a **balanced hydrological outcome**, improves **site resilience to climate variability**, and contributes to the broader objectives of **sustainable tourism and environmental stewardship**.

Refer Sustainability Report and the Landscape Report in the Appendix.

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2. THE BUILDING

The development is located within the **R60 coded area**, and provides a **mix of dwelling types** designed to meet the needs of the intended residents while maintaining **amenity, accessibility, and compliance with Part C of the R-Codes**:

Stacked Module Dwellings (28 units):

- The **stacked units feature predominantly full-height glazed façades**, maximising natural light and capturing **uninterrupted river views**. The **contemporary minimalist design** provides a **deliberate**

contrast to the traditional architectural style of the Capel Tavern, while modular construction enables efficient installation and **reduced site disturbance**.

- The offset form, with **entry points at the middle level**, reduces building bulk, maintains separation, and enhances openness. Private balconies focus on river outlooks, and **the rear accessway presents an ideal location for a public art installation**, creating a distinctive identity and **visual landmark** for the short-stay accommodation.

Three-Storey Apartments (8 units):

- These units provide traditional **larger dwelling options with balconies and courtyards primarily oriented toward the river**, enhancing private outdoor amenity and outlook. The building is positioned **closer to the tavern**, adopting a **modern architectural style complemented by pitched roofs** to align with the surrounding architectural language and **maintain a cohesive visual relationship within the precinct.** The **pitched roof relates to the Tavern** and to the **stables adjacent.**

2.1 Size and Layout Of Dwellings

While the development is located within an **R60 coded area**, the proposed **Short-Stay Accommodation Units** are considered **transient in nature** and therefore do need to meet the **minimum internal floor area requirements** set out in **Table 2.1a of the R-Codes**. The reduced unit sizes are considered appropriate given the **temporary occupancy, shared communal facilities, and short-term visitor function** of the development, rather than permanent residential occupation.

Primary Living Spaces

C2.1.1 & C2.1.3: For multiple dwellings there is a minimum requirement for living areas to have a minimum of 3.8m x 3.8m. While **short stay accommodation does not need to comply**, the **2 bedroom apartments** have a **minimum dimension of 5.78m.** The **1 bedroom apartments in the 3 storey apartment block** have a minimum dimension of **3.1m.**

The **stacked 1 bedroom modules** have a **minimum dimension of 2.36m** through to **3.46m for the 1 bed accessible unit**. All these areas do have a direct and visual access to the **private open space** in accordance with **Table 1.1b.**

C2.1.4: There are no **single aspect primary living areas.**

Habitable Rooms

C2.1.5 – C2.1.6: All bedrooms within the stacked modules and 3 storey development are compliant with the minimum dimension of **2.7m and range in area from 10m² – 12.6m²**.

Dwelling Size and Mix

C2.1.7: While the R-Codes do not specify a **minimum internal floor area** for **Short Stay Accommodation**, the **proposed unit sizes** have been indicated **relative to Table 2.1a (R60 standards)** to illustrate that the development maintains an **appropriate level of amenity and functionality** consistent with the intended short-term occupancy. The glass box design of the stacked modules creates a greater feeling of space with their unique design.

LOCATION	1-Bed Studio		1-Bed Accessible		2-Bed	
Number of Dwellings	**30**		**2#**		**4**	
	Table 2.1a	**Provided**	**Table 2.1a**	**Provided**	**Table 2.1a**	**Provided**
Stacked Modular Units	47m²	27.5m²	47m²	36m²		
3 Storey Accommodation	47m²	38m² (≈ Studio)			72m²	80m² - 83m²

In accordance with the **National Construction Code (NCC) – Volume One, Part D3 (Access for People with a Disability)**, the development provides:

- **Two (2) fully accessible short-stay accommodation units**, and
- **Two (2) associated accessible car bays**, located conveniently near the central courtyard parking and communal facilities to ensure ease of access.

These provisions ensure that the short-stay development is **inclusive, compliant, and comfortable** for guests of all ages and abilities, supporting the project's broader aim to create a **welcoming and universally accessible tourism environment**.

C2.1.8: Variety of Dwelling Types

The R-Codes specify that where a development comprises **more than 10 multiple dwellings**, **no more than 80 %** of those dwellings should have the **same number of bedrooms**, to encourage housing diversity.

In this proposal, approximately **88 % of the units have the same bedroom configuration**, which represents a **minor variation** to the deemed-to-comply standard. This variation is considered **acceptable** for the following reasons:

- The development is for **Short Stay Accommodation**, not permanent residential dwellings; therefore, the intent of the diversity requirement (to provide a mix of permanent housing types) is **not directly applicable**.
- The **unit mix has been deliberately standardised** to optimise **management, maintenance, and cleaning efficiencies**, which are essential for a short-term visitor model.
- The **remaining proportion of varied units** provides sufficient flexibility to cater for **different visitor types**, including singles, couples, and small groups.
- The uniform configuration allows for **greater design efficiency and modular construction**, reducing waste and improving build quality and affordability.
- The development still contributes to **diversity at a local level**, as it provides a **distinct short-stay offering** within an area otherwise dominated by permanent dwellings and commercial uses.

The proposal satisfies the **design principles** of Clause C2.1.8 by delivering a development that **responds to the needs of the intended short-stay market**, supports **operational efficiency**, and contributes to the **functional diversity** of accommodation options in the locality, even though the internal mix does not strictly meet the numerical standard.

C2.1.9 & C2.1.10: No storage is required for Short Stay Dwellings. Ancillary storage is provided in 2 areas. For maintenance and cleaning a new area has been created as part of the stables. Servicing and ancillary storage for the short stay will be managed through the Tavern in the immediate start and when the 3 storey building is built in Stage 2, a dedicated maid / storage area will be provided.

Managing Impact on the Amenity

C2.1.11: Major openings on the ground floor that face car parking areas are **set back 3.5 m and 5.2 m respectively**, which satisfies the **deemed-to-comply setback requirements** and provides an adequate level of **visual separation** between habitable rooms and vehicle areas. The inclusion of a **front fence and associated landscaping** further assists in **screening views, reducing noise intrusion, and managing light spill** from vehicles, ensuring **privacy and amenity** for occupants. Accordingly, the proposal is considered **compliant with C2.1.11**.

C2.1.12: The proposed layout satisfies the **design principles** of C2.1.12 by maintaining **adequate separation, privacy, and amenity** for residents while providing **well-located and accessible service and communal areas**.

- Setback from the nearest accommodation, (3 storey building) to the communal open space is **18.15m and to the bin store is 34.2m**.
- Setback from the 3 storey module stacked accommodation to the **communal open space is 13.15m.**
- Setback from the 2 storey module stacked accommodation to the **Tavern is 7.62m**
- Setback from the 3 storey apartment development to the **Tavern varies from minor section 1.9m to 13m.**

2.2 Solar Access & Energy Efficiency

In accordance with **C2.2.5:**

- The **majority of living spaces and private courtyards** are orientated north-east to **optimise winter sun penetration** and improve natural lighting.
- **Over 94% of units** receive **direct north eastern sunlight** to living areas, with only two units oriented differently due to site constraints.
- **Passive shading elements**, including **eaves, pergolas, and deciduous trees**, provide **summer sun control** while allowing **winter sun to enter living spaces**, reducing reliance on artificial heating and cooling.
- Alfresco areas and play areas within the central communal open space are similarly **north-oriented** to maximise comfort and usability throughout the year.

Ventilation and Airflow

- Unit layouts have been arranged to support **cross-ventilation**, with **windows and openings positioned on opposing or adjacent facades**.
- **Pathways and breezeways** between buildings are designed to **promote natural airflow** through communal and private areas, improving microclimate and thermal comfort.
- The combination of **landscape elements, building spacing, and orientation** ensures that outdoor amenity areas benefit from **cool breezes in summer** while maintaining privacy and acoustic separation.

Design Outcome

This approach ensures that the development achieves:

- **High levels of natural daylight and solar access** for private and communal areas;
- **Reduced energy demand** for heating, cooling, and artificial lighting;

- **Comfortable internal and external environments** year-round; and
- Alignment with the **R-Codes Vol. 1 objectives for solar access, passive design, and sustainable housing**.

2.3 Parking

The development provides **acceptable vehicle and bicycle parking** to meet the requirements of the **R-Codes, NCC, and Local Planning Scheme** while encouraging alternative transport modes.

Occupant Parking

C2.3.1 – C2.3.3: Occupant parking is compliant.

- **Short-stay accommodation units** are served by **dedicated on-site car parking**, including a mix of **standard and accessible bays**.
- **Two (2) accessible car bays** are provided in accordance with **NCC Volume One, Part D3** and located close to communal facilities and accessible units for convenience.
- Parking layouts are designed to **ensure safe vehicle circulation**, appropriate **sightlines**, and **minimise conflict** with pedestrian pathways.

Visitor Parking

Parking Provision Justification – Short Stay Accommodation (C2.3.4 – C2.3.5). The Short-Stay Accommodation development **does not fully meet the standard visitor parking rates for multi-residential developments** as prescribed in the R-Codes Vol 1 Part C. This is **justified on the following grounds**:

- **Temporary Occupancy:** All units are **short-stay only**, with guests occupying the site for limited periods rather than as permanent residents.
- **Visitor Profile:** Guests themselves are **transient visitors**, meaning the concept of additional "visitor parking" typical for permanent multi-residential developments does not apply in the same way.
- **Operational Management:** The on-site parking and internal circulation are **adequate to accommodate the anticipated peak occupancy**, with all guests expected to use the on-site bays provided or alternative transport options (e.g., bicycles, E-bikes).
- **Encouraging Sustainable Transport:** Bicycle facilities, E-bike hire, and pedestrian connections reduce dependence on private vehicles, further supporting the reduced visitor parking demand.

This approach is **consistent with the short-stay nature of the development**, ensuring **efficient land use, safe circulation, and compliance with the broader intent of parking policy**, while acknowledging that the permanent resident-oriented visitor parking rates are not directly applicable.

Bicycle Parking (C2.3.6)

- **Standard bicycle racks** are provided in central locations accessible to all guests.
- **E-bikes available for hire** encourage active transport and reduce reliance on vehicular access.
- Bicycle facilities are located along **pedestrian pathways**, providing **secure, convenient, and accessible locations**.

Design Outcome

The parking provision ensures that the development:

- **Generally meets statutory requirements** for vehicle and bicycle parking;
- **Supports accessibility and mobility** for all users; and
- Encourages **sustainable transport options** while minimising the impact of vehicles on the site's landscaped and communal areas.

Based on a total of **36 short-stay units in Location B,** the allocation of vehicle and bicycle parking is summarised in the Table below.

LOCATION	Dwelling Type	Required	Provided
CAR PARKING			
Occupant Car Parking	1 – bedroom	30	30
	1- bedroom accessible	2	2
	2- bedroom	4	4
Visitor Car Parking As provided is sufficient for transient occupancy; reduced rate justified for short-stay nature	For Multiple Dwellings	9	2* (Refer C2.3.4 - C2.3.5 above)
Motor Cycle / Scooter	Above 20 dwellings	4	4
BICYCLES			
Occupant Bicycle Parking	0.5 / dwelling	18	18
Visitor Bicycle Parking	0.1 / dwelling	4	4
E-Bike Hire			8

Parking Provision:

- Parking consolidated at rear to preserve river and open-space views of the short stay accommodation

Traffic Movements:

- Controlled site entry via **Capel Tavern car park**
- Internal circulation accommodates **guest vehicles, deliveries, waste collection, and emergency** vehicles
- Dedicated **service/fire access route with sufficient width and turning space for forward entry/exit**
- **Traffic volumes expected to be low**, with minimal peak-hour impacts due to dispersed arrivals/departures

Pedestrian Movement & Connectivity:

- Interconnected **pathways linking all units to Tavern, retail precinct, and communal alfresco amenities**
- Pedestrian routes **separated** from vehicle access where possible
- **E-bike and bicycle storage supports** active transport and sustainable tourism
- **Pathways well-lit, graded for accessibility**, and designed to encourage walking and social interaction

Summary:

- Compliant parking provision for residents, guests, and accessible units
- Safe and efficient internal traffic layout

- Controlled access for service and emergency vehicles
- Walkable, pedestrian-friendly environment with clear connections to key destinations
- Support for sustainable and low-impact transport options

Refer the Traffic Engineer Report in the Appendix.

2.4 Waste Management

C2.4.1: Compliant on-site waste storage is provided for general waste, Fogo, recycling, **conveniently located and screened** from communal and private spaces.

C2.4.3 – C2.4.4: Waste collection points are designed to **minimise odour and visual impact**, consistent with the objectives of **C1.3.3 and C2.5.3** by being located at the end of the carpark and efficiently located next to the **Lot 12 bin store area** which will be **collected by the same commercial contractor**. Additional limited waste collection is near communal open space area for convenience of the alfresco barbecue area.

C2.4.2: Recycling and composting initiatives are incorporated where feasible, supporting sustainable site management. This will be reinforced through the Short Stay Management Team as waste is collected by the cleaning team.

Refer the Waste Management Plan by Talis Consultants in the Appendix.

2.5 Utilities

The development has been designed to ensure that all **utilities and essential services** are **adequately provided, accessible, and compliant** with relevant codes and standards.

Water Supply and Sewerage (C2.1.1 – C2.1.3)

- The site will be connected to the **reticulated water and sewerage networks**, meeting the standards of **Water Corporation and local authority requirements**.
- **Water meters** will be centralised for billing and monitoring.

Electricity, Gas, and Communications (C2.2.1 – C2.3.3)

- **Reticulated electricity connections** will service all units and communal areas.
- **Telecommunications infrastructure** including high-speed internet and telephone connections will be installed to support operational and guest needs.
- **Street and pathway lighting** is provided to ensure safety and accessibility, with energy-efficient fittings consistent with sustainability objectives.

Design Outcome

- The utility provision strategy ensures that all **residential and communal facilities** are **fully serviced, compliant with NCC and local authority standards**, and integrated into the site with minimal visual or environmental impact. The design supports **safe, efficient, and sustainable operation** of the short-stay accommodation throughout its lifecycle.

2.7 Universal Design

The development has been designed to comply with **universal access principles (C2.7.1, R-Codes Vol. 1 / AS 1428 – Design for Access and Mobility)** to ensure equitable access for all residents and visitors, including those with mobility impairments.

Key features include:

- **Accessible units:** Provision of **two fully accessible accommodation units**, designed in accordance with the **National Construction Code (NCC, Volume One, Part D3)**;
- **Accessible car parking: Two dedicated accessible car bays** located near communal facilities and unit entries;
- **Pathways and circulation:** Gentle gradients, wide paths, ramps, and level transitions to facilitate wheelchair and mobility aid use throughout communal and private areas;
- **Seating and rest areas:** Strategically located **seating nodes** along paths and within communal spaces;
- **Universal access to communal facilities:** Courtyards, alfresco areas, BBQ zones, and playgrounds are designed for safe and equitable use.

This approach ensures the short-stay development is **inclusive, compliant, and user-friendly**, providing a safe and comfortable environment for all guests and aligning with the objectives of **C2.7.1 Universal Design**.

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3. NEIGHBOURLINESS

3.1 Site Cover (Lot 28)

C3.1.1: The **R60 zoning permits a maximum site coverage of 70%.** The Table below outlines the different built forms in relation to their respective site coverage provisions.

LOCATION	Zoning	Site Area	Site Coverage	% Site Coverage	Max Site Coverage Permitted
Total Site	**R60**	**11091m²**			**70%**
Tavern	**R60**		**1096m²**		
Stables	**R60**		**250m²**		
3 Storey Apartment	**R60**		**400m²**		
3 Storey Stacked Module	**R60**		**495m²**		
2 Storey Stacked Module	**R60**		**412m²**		
Covered Alfresco Area & Stair modules	**R60**		**221m²**		
Total Area			**2654m²**	**24%**	**70%**

The **low site coverage of 24%,** compared to the **70% maximum permitted under the R-Codes Volume 1**, demonstrates a **well-considered and master planned design approach**. This reduced building footprint allows for **generous landscaping, improved visual amenity, and greater separation between built forms**, contributing to a more open, spacious, and environmentally responsive development that **enhances the overall character of the site and its surroundings.**

3.2 Building Height

C3.2.1 Building Height and Visual Bulk: There are 2 main building types proposed:

- The **three-storey building** is designed in a **contemporary style** with a **pitched roof** that complements the adjacent Tavern. The overall height of the wall is **10m and to the maximum of pitch is at 13m** of which both are compliant. This height is sympathetic to the current maximum **height of the stables** of **4.48m.**
- The **stacked modular units** are designed as **low-profile forms** that follow the **natural site slope** as practicably as possible, creating **mid-level entry points** that help reduce perceived **building height and visual bulk**. The design maintains **visual interest** through a combination of **façade articulation, varied materials, and glazing**, contributing to a well-balanced and contemporary built form, . The **overall height of the three-storey stacked module** is **9.5m m to the top of the wall** which is **compliant with the R-Codes height provisions**. The building heights and roof forms respect the surrounding streetscape and ensure an appropriate transition to the adjacent developments.
- The existing stables, with the **proposed renovations will retain their current maximum height** of 4.48m, ensuring the works do not alter the established building scale or visual impact.

3.3 Street Setbacks

Setback of Buildings

C3.3.1: Within the proposed Short Stay development, there are no internal primary or secondary streets. The Communal Street through the carparking areas is the **internal access way or shared driveway** within the multiple dwelling development. It provides **vehicular access** to dwellings but is **not a public road**.

Table C allows a **reduced setback** to a *communal street* (**0.5 m minimum**) because these internal accessways are **lower speed, smaller-scale environments** with more controlled vehicle movement and greater design integration between buildings and landscaping.

The main setbacks are:

- **3 storey apartment building** to the **main communal street is 3.31 and 3.5m**
- The **children's playground** to the street is **8.76m**
- **3 storey stacked modules** is **8.36m** to the Fire Emergency Road and **6.14 to the green edge.**

All are therefore compliant. As there is **no primary street**, the **communal street** functions as the principal frontage, and the greater setbacks provided enhance **pedestrian comfort, landscaping, and visual quality**.

3.4 Lot Boundary Setbacks

Lot Boundary Setbacks

C3.4.1 – C3.4.3: The proposed development is a **short-stay accommodation** complex coded under **R60**, situated adjacent to the **following development**:

- **Existing Tavern**
- **Proposed Over 55 Development**

In accordance with **Table 3.4a and Table 3.4b of the R-Codes**, and **Table C, Lot Boundary setbacks** are determined by **wall height and wall length**. The relevant parameters for this development are as follows:

BUILDING ELEMENT	Overall Height	Orientation	Required Setback (R60)	Proposed Setback	Compliance / Comment
Side Boundary Stacked 3 Storey Modules – Adjacent to Over-55 Site (Lot 34)	9.5 m (3 storeys)	South East	3m	3m	✓ Complies. Provides visual relief and maintains privacy separation.
Rear Boundary for 3 Storey Building – Adjacent to the Tavern	10 m (3 storeys)	North West	3m	1.9 m – 6.62 m	✓ Complies. Greater setback enhances landscaping and visual permeability.
Rear Boundary Stacked 2 Storey Modules – Adjacent to the Tavern	6.3m (2 storeys)	South West	1.5m	5.9m to the building & 4.37m to the deck	✓ Complies. Provides visual relief and maintains privacy separation.
Stables – Adjacent to the 3 Storey Over 55 Building	4.48m	South West	1.5m	3.13m	✓ Complies. Provides visual relief and maintains privacy separation
Stables – Adjacent to the Over 55 Single Storey Units (Lots 31-33)	4.48m	South East	1.5m	4.55m	✓ Complies. Provides visual relief and maintains privacy separation

All are compliant except for the varying **setback to the Tavern for the 3 storey apartment building**. All these compliant setbacks ensure **no unreasonable bulk, overshadowing, or overlooking**, maintaining amenity for residents on both sites.

The proposed **three-storey short-stay apartment building** has wall heights of approximately **10m** and setback distances ranging from **1.9m to 6.62m** from the respective lot boundary to the Tavern.

Under **Table 3.2 – Lot Boundary Setbacks** of Volume 1 for an **R60 coded site**, a wall height of 10 metres would typically require a **minimum setback of 3.0 metres**.

Design Response:

- While a very small portion of the wall is set back **1.9m**, the majority of the building is significantly further from the boundaries, with setbacks extending up to **13m**, resulting in an **overall average setback exceeding the deemed-to-comply requirement**. The respective area of the tavern is the rear shed area.
- The **modulated façade**, **varied setbacks**, and **landscaped areas** reduce bulk and create a softer edge to the adjoining development, ensuring adequate separation, privacy, and visual interest at the internal interfaces.
- The interface with the **Tavern site** benefits from this varied setback arrangement, allowing for **visual relief**, **shared amenity**, and **enhanced outlook** from both developments.

Multiple Dwellings on the Same Lot

C3.4.7 addresses the **internal setbacks and separation** between multiple dwellings on a single site to **minimise bulk, overshadowing, and privacy impacts**, while allowing adequate **light, ventilation, and visual amenity**.

Application to the Proposed Development:

- The site contains a **three-storey multiple dwelling building** and **stacked modular units** arranged across the sloping terrain.
- **Internal setbacks between the buildings** have been designed to:

- **Exceed minimum separation distances** consistent with R60 standards for **wall height, length, and orientation**.
- Avoid **overshadowing** of internal courtyards, communal open spaces, and habitable room windows.
- Provide **visual privacy** between units through **screening, orientation, and glazing treatments**.
- Ensure **adequate natural light and ventilation** to all dwellings.

Design Responses:

- The **2 storey stacked modular units** are stepped along the slope and set back from the **three-storey building** at **15.46m** to **reduce perceived bulk** and maintain an open feel within the site. **Far exceeds the minimum requirement of 6m.**
- **Façade articulation, glazing, and material variation** further mitigate the visual impact of the buildings. **Glazing will be double glazed.**
- **Communal pathways and open spaces** are integrated between buildings, providing both **amenity and separation**.

The internal arrangement of multiple dwellings **complies with the design principles of C3.4.7**, achieving an appropriate balance of **internal separation, privacy, visual interest, and amenity**, while optimising **site efficiency and short-stay accommodation functionality**.

3.5 Site Works and Retaining Walls

C3.5.1 – C3.5.3: A major design response has been to **elevate the stacked modular units on plinths**, allowing them to **float over the natural sloping terrain** to **minimise the ground disturbance**. This approach ensures that the development responds appropriately to the **existing topography**, consistent with **C3.5.1**, by reducing the extent of **excavation, filling, and retaining** required across the site.

The modules are **supported by concrete screw piles**, a low-impact construction system that limits soil disruption and is **suitable for sites with potential acid sulphate soils**. This approach also provides **resilience to potential over 100 year flood events**, as the elevated design maintains habitable floor levels **above the anticipated flood line** or major overland flow paths.

To **minimise the overall building height** of the three-storey stacked module structure, **minor retaining walls** are introduced to form **three stepped platform levels**. These allow for **mid-level entries** to the modular units, consistent with **C3.5.2**, ensuring **functional access, visual balance, and effective integration with the natural ground levels**.

The combination of screw-pile foundations and limited retaining enables the development to **retain natural drainage and vegetation patterns**, aligning with **C3.5.3**, which seeks to **minimise site disturbance and maintain amenity for adjoining properties**.

The proposed site works are **sensitive to the existing landform**, employ **innovative low-impact construction techniques**, and ensure compliance with the **design principles of C3.5**, achieving a sustainable and context-responsive outcome.

3.6 Streetscape

Addressing the Street (Communal Street)

The development has been designed to positively contribute to the surrounding streetscape, in accordance with **C3.6.1 – C3.6.9 of the R-Codes**, ensuring a cohesive, visually appealing, and contextually responsive interface with the public realm.

The development comprises **two new primary built forms**:

1. A **three-storey multiple dwelling building**, and
2. **Stacked modular units** arranged to optimise **river views, natural light, and accessibility**.

Plus **readaptation of the existing stables** for a communal open space and activity area.

Design Responses:

3 Storey Apartment Building

- The 3-storey short stay apartment building adopts a **contemporary pitched roof**, providing a modern interpretation that contrasts with the adjacent heritage tavern, while **carefully modulating massing** and Roof form to maintain clear separation, respect the tavern's historic character, and establish a **distinct, contemporary identity.**
- The building sits sensitively within the **"roofline triangle"** formed by the **existing stables' pitched roof**, the **proposed 3/2-storey over-55 building**, and the **pitched roof of Lot 12 mixed-use development**, **ensuring cohesive scale relationships across the site**.
- Extensive glazing and articulated façades are employed to maximise views, natural light, and a sense of openness, **reducing perceived bulk and enhancing the streetscape presence**.
- Setbacks and orientation have been **designed to minimise overshadowing and maintain visual permeability between surrounding buildings**, contributing to a balanced and integrated site layout.
- **Materiality and detailing are contemporary and restrained,** providing a timeless appearance that complements the surrounding built forms without directly replicating historical styles.

2 and 3 Storey Stacked Modules

- **Mid-level entry points** in the stacked modules reduce perceived building height and improve accessibility. The elevated modular design further reduces perceived massing and allows light and ventilation between the built forms. The **gaps between the modules** are alternatively for **screened services or vistas through to the river.**
- The **rear façades** incorporate **a "floating" walkway system with proposed integrated public art, and circular roof motifs, as wayfinding entrance points,** enhancing the streetscape interface and providing weather protection.
- The design of the short stay modules adopts a **contemporary and minimalist architectural style**, featuring clean lines, **flat roofs for ensuring low scale, and extensive glazing to maximise views**, while **deliberately avoiding imitation of the adjacent tavern's** traditional pitched roof form to ensure a **clear distinction between old and new.**

The proposed three-storey and stacked modular buildings **demonstrate compliance with C3.4.7** by maintaining appropriate **height, bulk, setbacks, and visual separation**, while delivering a contemporary and site-responsive form suitable for **short-stay accommodation within an R60 context**. The stepped modular approach ensures **integration with topography** and **enhances streetscape and riverfront amenity**.

C3.6.1 Street Presentation: The development presents a **well-articulated frontage** to the communal street, maintaining consistent alignment with adjacent dwellings. Upper-level balconies have been **designed to overlook the street**, providing passive surveillance and enhancing the sense of community while ensuring that privacy of adjacent properties is maintained as demonstrated. Glazed frontages on the stacked modular units maximise views while reinforcing street engagement from the rear.

C3.6.2 Building Height and Visual Bulk: The **three-storey building** is designed in a **contemporary style** with a **pitched roof** that complements the adjacent Tavern. The **stacked modular units** are **flat roof, low-profile**, reducing visual bulk, while still maintaining visual interest through façade articulation, material variation, and glazing. The building heights respect the surrounding streetscape scale.

C3.6.7 Building Setbacks and Alignment: Front façades and balconies are **aligned with prevailing setbacks**, providing space for landscaping and pedestrian amenity. Setbacks also help to reduce the visual dominance of built form on the street.

Street Walls and Fences

C3.6.7 Street Walls and Fences: Street walls and fences are designed to **complement the streetscape** while providing privacy and security. Heights comply with R-Codes limits to avoid dominating the street frontage. Permeable materials, such as slatted timber, metal railings, and low masonry walls, maintain **passive surveillance** and visual connection with the street. Other **fences where privacy is required between the communal open space and the Over 55 Lot units, a more solid style fence will be used**. Fences are integrated with landscaping, including hedges and planter beds, and are **articulated to align with building setbacks and site topography**.

C3.6.8 Building Articulation and Public Interface: Articulation is provided through **façade treatments, material variations, and roof forms**. The three-storey building's pitched roof complements the Tavern, while **stacked modular units feature glazed frontages** to maximise river views. Rear façades interface with **walkways, staircases, and public art**, incorporating **circular roof motifs** for weather protection and visual interest.

C3.6.9 Visual Privacy and Outlook: Balconies and windows are **oriented and screened** to maintain privacy for both residents and adjacent properties. Publicly visible façades provide **passive surveillance** along the street and internal pathways, enhancing safety and visual engagement while supporting connections between communal areas and the streetscape.

The streetscape design demonstrates compliance with all relevant R-Codes, **addressing street presentation, upper-level balconies, building height, setbacks, walls and fences, articulation, and privacy**. The combination of contemporary design, pitched roofs, low-profile modular units, glazed frontages, and integrated public art ensures a streetscape that is visually engaging, contextually responsive, and respectful of surrounding developments, including the Tavern and riverfront environment.

3.7 Access

The development has been designed to provide **safe, accessible, and well-connected movement** for both vehicles and pedestrians, in accordance with the relevant R-Codes provisions.

Vehicle Access

C3.7.1 Vehicle Access: Vehicle access to the site is provided in compliance with **C3.7.1**, ensuring safe and convenient circulation. A **hierarchy of vehicle access** has been established, with the main route entering from **Capel Drive**, passing through the **Tavern car park**, which functions as the **single controlled security access point**. All parking is consolidated in a **centralised area behind the short-stay accommodation**, maximising views from the dwellings.

A **dedicated fire access way** runs through the site for **emergency vehicle access only** and has been treated with 1m permeable green edges on either side to reduce the perceived width of the road.

Parking Bay Availability: Adequate parking bays are provided to meet R-Codes requirements:

- All dwellings share access to the consolidated parking area.

- Visitor parking bays are located **within walking distance** of the units, and also back up by a buggy service access before the entry gate and within in the short stay development itself.
- Parking areas are integrated with pedestrian pathways and communal spaces to minimise conflicts and maintain accessibility.

Driveways

C3.7.5 Driveways: As there are **no individual driveways to each unit**, vehicular circulation is restricted to the main internal **communal road** and **fire access way**, minimising conflict with pedestrian pathways.

C3.7.6 Width of Roads: Internal communal roads comply with **C3.7.6**, providing sufficient width for **two-way vehicle movement**, service vehicles, and emergency vehicle access.

Sightlines

C3.7.7 Sight Lines: Sight lines at intersections, car park entries, and bends comply with **C3.7.7**, ensuring safe visibility for drivers, pedestrians, and cyclists. Landscaping, fencing, and structures are positioned to avoid obstruction. **This has been assessed by the Traffic Engineer.**

Pedestrian Access

C3.7.8 Continuous Path of Travel: A continuous, safe, and accessible pedestrian path links dwellings, communal areas, and entrances. Paths are level or gently graded with unobstructed sightlines, supporting movement for residents of all ages and abilities.

C3.7.9 Communal Pathways: Communal pathways have a **minimum width of 1 m**. The widths of path provided range from **1.5m for single access path** to the 3 storey apartment building, to **main paths at 2m, 2.4m and 3.2m,** providing comfortable circulation and connectivity between dwellings, shared open spaces, and communal facilities, and are separate to the street. **Clearly defined traffic calming crosswalks** are provided at the **limited intersection points** for pedestrian traffic movement to the Tavern and retail shops.

C3.7.10 Pedestrian Access to Public Street: There is a dedicated pedestrian access leg with a **minimum width of 1.5 m**, providing direct, safe, and accessible entry from communal pathways to Forrest Street.

This layout **demonstrates compliance with all relevant R-Code access provisions**, while providing a practical vehicle hierarchy, consolidated parking, and safe pedestrian circulation. The approach balances **resident convenience, view optimisation, and emergency access requirements**.

3.8 Retain Existing Buildings

C3.8.1: The site contains a set of **historic timber stables** that reflect the property's early postal transport use and contribute to its rural heritage character. The structure comprises **timber post-and-beam framing**, and **corrugated iron wall cladding and roofing**, much of which has deteriorated through age and exposure.

Current Condition

The stables are currently in a **dilapidated state**, with significant signs of neglect and encroaching vegetation.

- **Timber wall panels and roof framing** are weathered, with areas of **rot, surface splitting, and bowing** from long-term moisture exposure.
- **Sections of the iron roof sheeting** are rusted, displaced, or missing, allowing water ingress.
- **Dense vegetation**, including vines and self-seeded trees, **protrudes through wall gaps and roof openings**, accelerating decay.

- The surrounding ground area is **cluttered with aged fencing materials, timber posts, sheets of corrugated iron, and general debris** accumulated over many years of disuse.
- The **earthen floor and internal stall remnants** remain visible but are unstable and unsafe for current access.

Despite the poor condition, the stables retain **a strong visual and historical value**, representing the agricultural past of the area and forming a unique opportunity for **adaptive reuse** as part of the short-stay accommodation precinct.

Stabilisation, Cleanup, and Reuse Works

The proposal will **retain, secure, and make safe** the existing stable structure while **clearing and restoring the immediate surrounds** to create a safe and legible heritage feature.

Key actions include:

- **Removal of accumulated rubbish, debris, and redundant fencing materials** from around and within the structure.
- **Collection and safe disposal of loose corrugated iron sheets** scattered across the site to remove hazards.
- **Selective clearing of invasive vegetation** from within and immediately adjacent to the stables, with significant mature trees nearby protected during works.
- **Structural stabilisation** of the existing timber frame using bracing and treatment against pests and moisture.
- **Repair or replacement of damaged timbers** with recycled hardwoods of matching dimensions and finish, maintaining authenticity.
- **Roof restoration** using compatible corrugated sheeting to make the building watertight while retaining its rustic character. These proposed upgrades will **adhere to the requirements of the R-Codes, Part C, under C3.8.1**, while also **respecting the heritage significance of the building**. The design approach acknowledges that the building's **unique character and intrinsic heritage value** are derived from its current state, and seeks to preserve these qualities throughout the upgrade. The **stable will become a feature of the communal open space** but only retrofitted parts suitable for use and the **remainder retained for visual engagement** behind a visually permeable fence.

3.9 Solar Access for Adjoining Sites

C3.9.1- C3.9.3: The development has been designed to **protect solar access to adjoining properties**, consistent with the objectives of **R-Codes Volume 1, SPP 7.3** and Local Planning Guidelines. The 3 storey stacked modules has minimal impact on the adjacent Over 55 accommodation.

Adjacent Over 55 Accommodation

LOT NO.	Adjoining Property R-Coding	Lot Area	Area of Shadow Calculated #	% of Overshadowing Calculated	% Max Overshadowing allowed
Lot 304	R40	247m²	17m²	**6.9%**	35%
				Compliant	

 # Refer Architectural Drawings for Calculations.

- The **orientation, height, and spacing of building** ensures that adjoining Over 55 dwelling (Lot 304) maintains **sufficient access to winter sunlight**, particularly to **primary living rooms and private open spaces**.
- The siting of **Lot 34** with the **main outdoor living deck away from this side** means the minimal shadow (as per the Table above) has **no impact** on outdoor living areas or **any windows to habitable rooms**. The overshadow is on the path.
- The 3 storey stacked module units are **north-east facing**, and overshadowing impacts on neighbouring units are **minimal and within acceptable limits** defined in the R-Codes.

Adjacent Tavern Site

- The development preserves **daylight and solar access** to the adjacent Tavern, including any **outdoor seating and operational areas**.
- Where building heights or communal structures might impact solar access, **setbacks and orientation** have been carefully considered to **reduce shading during winter hours**.
- **Separation distances from the Short Stay proposed development to the Tavern buildings** have been confirmed by the Heritage Consultant, Griffiths Architects as acceptable. The proposed works have been assessed against the heritage values Identified in the Statements of Significance and consider that:
    - *"there is no work that would detract from its landmark status. The proposed works appear in areas of the site that are set back from the street. The contribution of the Inn building and the streetscape and townscape remains unchanged".*

Design Outcome

The proposed layout ensures that **adjoining properties retain adequate solar access** throughout the year. Overshadowing is **limited, site-responsive, and consistent with R-Codes overshadowing criteria**, balancing solar access, privacy, and the operational needs of the Short-Stay and Over 55 developments.

3.10 Visual Privacy

For Development Adjoining an Existing Dwelling

C3.10.1 – C3.10.6: The **stacked modules are designed without side windows**, eliminating the potential for overlooking into the proposed adjacent **Over-55 development**. Module units adjacent to the **tavern** are strategically located **away from its main windows**, and additional **screens up to 1.6m in height** further protect privacy.

The design of the **stacked module units incorporates multiple measures** to maintain visual privacy for both residents and neighbouring properties. **Privacy screens** are provided between the **front balconies to the modules.** At the rear are curved suspended walkways, set at varying widths from the **rear façade** of each module. Each module has a rear overhang **of 1.1 m**, preventing direct lines of sight into bedroom windows from above or below.

For the **three-storey apartment building**, the spacing between the stacked modules complies with all **required setback distances**, and privacy screens are installed **between balconies and courtyards** to prevent overlooking into neighbouring balconies, courtyards or windows. Together, these measures ensure that visual privacy is maintained for both residents and surrounding properties while meeting planning and design requirements.

Refer to the Architectural Plans, which demonstrate that there is **no overlooking from the three-storey apartment building toward the tavern to the rear**. The **upper-level bedroom and dining room windows** have been designed with setbacks **greater than the minimum visual privacy requirements**, ensuring full compliance and protecting the privacy of the adjoining property.

4.0 Conclusion

The proposed **Hosted Short-Stay Accommodation** satisfies all planning and design requirements under **SPP 7.3 Vol 1 Part C** and **Shire of Capel LPS8**. It reflects a **Short Stay Accommodation (transient residential use)** at **R60 density**, incorporating the **2 and 3-storey modular building, 3 storey apartment building** and **communal facilities** layout.

In particular the Short Stay as hosted is compliant with LPP6.1 Hosted Short Stay as a permitted use and does not require DA Approval.

- Achieves appropriate **building height**, **landscaping**, **privacy**, and **amenity outcomes**;
- Provides an **integrated layout** with consolidated access and communal space; and
- Demonstrates **context-sensitive design** adjacent to the tavern and over-55s development
- **Achieves less than half the allowable site coverage**, reflecting a **well-planned and low-intensity short stay development** that prioritises open space, landscaping, and visual amenity, suited to its site and intended visitor market.

The Proposal provides high-quality accommodation supporting tourism, integrates heritage, streetscape, and environmental considerations. Parking, vehicle access, pedestrian movement, landscaping, and amenity are addressed. Approval is recommended.

6. DA PLANNING REPORT – OVER 55 ACCOMMODATION (R40 / R60)

Location: Lots 28 and 165, Capel Drive and Roe Road, Capel

Proposal: Over 55

Zoning: R40 and R60 (LPS 8 Capel)

Class:

- **Single Storey Over 55 – Class 1a**
- **3 Storey Accommodation – Class 3**
- **2 Storey Clubhouse – Class 9b**

Land Use: **Land Use:** Over 55 Lifestyle Village – group and multiple dwellings with communal facilities

Proposal:

- **Single small lot housing:** 8 units x 1-bedroom
- **Single lot housing**: 35 units (31 x 2-bedroom, 4 x 3 bedroom)
- **2 / 3 storey Accommodation**: 9 units (8 x 2-bedroom , 1 x 3 -bedroom)
- Clustered around a **pedestrian-priority central spine**
- Integrated with **Communal Open Spaces and Amenities**.

Assessment under SPP7.3 Volume 1 – Part C (R40 / R60)

Relevant Planning Instruments:

- SPP 7.0 Design WA
- SPP 7.3 Vol 1 – Residential Design Codes (R40–R60)
- Shire of Capel LPS 8
- WAPC Liveable Neighbourhoods
- DFES Bushfire Guidelines

Introduction

Site Overview – Lots 28 and 165, Capel Drive and Roe Road, Capel

Lots 28 and 165, located on Capel Drive and Roe Road, Capel, are proposed to accommodate an **Over 55s Residential Development**, adjacent to the Capel Tavern and Short Stay Accommodation. The combined site area is **2.0482 ha, featuring river frontage and a mix of R40 and R60 zoning.**

The site forms part of a **broader master-planned precinct** adjoining the Capel River and exhibits generally level topography centrally, with a **lower-lying south-west corner and a steep fall to the riverbank in the north-east.** The southern boundary adjoins existing R40 residential housing, with site entries from Roe Road providing convenient **primary and secondary access points to manage vehicular flows.** The western boundary adjoins the rear of the retail main street, offering **residents easy access to nearby services**. Proposed 2–3 storey development along this boundary **aligns with the R40 to R60 zoning transition**, with taller elements screening the blank rear walls of the retail precinct.

Site constraints—including bushfire protection zone setbacks, ATCO gas infrastructure, and high-voltage power lines—have been carefully considered and **integrated into the planning and building layout to ensure compliance and safety.**

The design maintains less than 50% site coverage, **prioritising open space**, landscaping, and **high residential amenity**. The development is designed as a secure, gated community for Over 55s, promoting safe movement throughout the site, **minimal reliance on cars (**with parking located at perimeter covered areas), and **shared spaces that encourage social interaction and community engagement.**

1.0 THE GARDEN

1.1 Private Open Space

Primary Garden Area – Grouped Dwellings

Each single-storey dwelling provides a **private open space area** directly accessible from the main living area, consistent with **C1.1.1**. The open space areas as well-proportioned and designed for passive recreation, gardening, and outdoor sitting — reflecting the lifestyle expectations of over-55s residents.

A summary of the **varying Lot sizes** and compliance to meeting the Private Open Space requirements as per **Table 1.1a.** Refer **individual Unit Type Floor Plans** for more details **including compliance with Table 1.1a for maximum permanent cover.**

LOT SIZE	LOT NUMBERS	PRIVATE OPEN SPACE
SINGLE DWELLINGS		
Under 117m² (Small Dwelling) (Concession of 35% Less than 180m²)	Lot 46 (104m²)and Lot 47 (111m²) #Refer Communal Open Space	Meets or exceeds min of 3m & 20m²
117m² (Small Dwelling) (Concession of 35% Less than 180m²)	Lots 45,48,49, 50, 51 and 52	Meets or exceeds min of 3m & 20m²
191-220m²	Lots 13 and 14 (191m²), Lots 41 and 42 (199m²)	Meets or exceeds min of 3m & 35m²
Greater than 220m²	All other Lots (except Lots 1-9)	Meets or exceeds min of 3m & 40m²

Private Open Space & Balconies – Multiple Dwellings

A summary of the varying Lot sizes and compliance to meeting the Private Open Space requirements as per **Table 1.1b. All apartments exceed the requirements.**

LOT SIZE	LOT NUMBERS	PRIVATE OPEN SPACE			
2 STOREY – 3 STOREY DWELLINGS		**Min Width**	**Actual Width**	**Min Area**	**Actual Area**
Ground Floor Apartments	Lots 1 - 3	3m	3.75m	15m²	19m²
First & Second Floor Apartments	Lots 4 - 8	2.4	2.7m	10m²	14m²
Second Floor Apartment	Lot 9	2.4	2.8m	12m²	21m²

C1.1.4: All balconies are unscreened for at least 25% of the total perimeter.

The dwellings have **balconies or decks** that meet or exceed the minimum **areas and minimum dimension** requirements. **Ground-floor dwellings** and **apartments** have **decks** and **courtyards** respectively that directly connect to **communal gardens for accessibility and social connection**.

1.2 Trees and Landscaping

Landscaping

C1.2.1: The development provides **extensive soft landscaping**, designed to enhance **visual amenity, microclimate, and communal enjoyment**.

Across the site, in excess of the **minimum 15% soft landscaping requirement** has been achieved, with **planting beds, garden courtyards, and tree retention** integrated throughout, inclusive of the **minimum 1 m dimension.**

C1.2.3: There are no primary streets adjacent the development**, only communal streets.** These streets and **communal open spaces** are landscaped.

The proposed landscape design **meets the intent of Part C, Volume 1, C2.4**, providing both **quantitative compliance** and **qualitative amenity through generous communal open spaces**, ensuring a high-quality, attractive, and functional environment for residents.

C1.2.6: For grouped dwellings, the soft landscaping requirement may be reduced by up to 10% where significant existing trees are retained. In this case, such a reduction is **not required**, as the proposal achieves the **full soft landscaping provision** in addition to **retaining and supplementing existing mature trees**. **C1.2.7:** Tree protection zones will be provided in accordance with AS4970.

Refer the Landscape Architects, Plan E documentation including ***DESIGN WA COMPLIANCE ITEMS – OVER 55'S DEVELOPMENT SCHEDULE & TYPICAL LANDSCAPE PROVISION*** which includes the summary of **soft landscaping**.

Tree Canopy

Large **canopy trees** are retained and supplemented with **new native and feature species**, ensuring **shade, biodiversity, and long-term site greening**

The landscape design integrates a **woodland garden theme** with retained mature trees along boundaries and within open spaces. New trees are provided ensuring future canopy coverage and environmental comfort. Communal areas such as the **community garden, putting green, and pétanque court** are surrounded by native and water-wise planting, reinforcing local character and biodiversity. Landscaping also supports **stormwater infiltration** and **passive shading** for thermal comfort.

Refer the Landscape Architects, Plan E documentation including ***DESIGN WA COMPLIANCE ITEMS – OVER 55'S DEVELOPMENT SCHEDULE & TYPICAL LANDSCAPE PROVISION*** which includes the summary of **trees numbers and sizes, and deep soil areas.**

Landscaping Plan

Refer Landscaping Plans from Landscape Architects, Plan E.

1.3 Communal Open Space

The development provides a **significant network of communal open spaces**, including:

- A **central clubhouse precinct** for recreation and community activities such as outdoor table tennis and chess.

- A **putting green** and **pétanque court** for active use
- A **woodland area** for **active exercise**
- **A community garden** for passive use
- A **lookout point** offering visual connection to the broader landscape

These spaces greatly vastly exceed the **C1.3.1 Table 1.3a of a maximum of up to 300m² inclusive accessible / hard landscaping up to 100m².**

COMMUNAL OPEN SPACE	LOCATION	AREA
Putting Green	Adjacent Lots 45 - 52	358m²
Alfresco Dining & Barbecue Area, Community Activity Area, Pétanque & Lookout	North of Club House	1007m²
Community Garden Area	Adjacent Lots 39 - 44	365m²
Woodland Walk & Exercise Park	Lot 12, and Lots 31 - 38	480m²
Sustainable Ponds & Landscape	Lots 11, 12, 14,15, 16, & 35	90m²
TOTAL COMMUNAL OPEN SPACE	**OVER 55'S**	**2309m²**
% OF THE TOTAL SITE AREA	**20,482m2**	**11%**

These shared spaces offer **significant social, recreational, and environmental benefits**, fostering community interaction, supporting healthy ageing, and enhancing the overall amenity and visual quality of the development.

C1.3.2: The communal open space areas have been **carefully located and designed** to ensure they are **separated from potential sources of noise, odour, and disturbance**, such as the bin store (furthest part of the site), air-conditioning condensers (screened within individual designs with acoustic screens to the rear of properties away from living areas), service vents, and vehicle access points. These functional elements are **positioned at the perimeter or screened by landscaping and fencing to minimise their impact.**

C1.3.3: While some communal spaces are located **in proximity to dwellings**, this is considered **acceptable** because of the use of **acoustic treatment, screening, and strategic planting** to protect the amenity of adjacent habitable rooms and private open spaces. The layout achieves a balance between **accessibility, safety, and social connection**, while maintaining **acoustic comfort, privacy, and visual separation** consistent with the intent of the R-Codes.

1.4 Water Management & Conservation

C1.4.1 & C1.4.2: The development incorporates a **comprehensive water-sensitive design** strategy consistent with the objectives of the R-Codes and best practice sustainability principles.

- All stormwater from roofs, driveways, and hardstand areas will be **managed on-site** through a combination of, **vegetated swales, and landscaped infiltration areas** to minimise discharge to the local drainage network. The design ensures that post-development stormwater runoff rates do not exceed pre-development levels.

- Roof and surface runoff will be captured and conveyed via **on-site stormwater management systems** through underground storage devices such EcoAID and Flo Vault Cells used in the carpark area prior to discharge to the local drainage system.

- This is to minimise the disturbance to existing trees to be retained on site. Flows from these would **infiltrate into sand backfill placed around the devise and trickle outflow from the underlying subsoil**.

- Subsoil drains would also be used across the site to **control perched groundwater** and flows for these would discharge to the storage devices as well runoff from the site would be captured internally into a system of **shallow swales, drainage pits and pipes** for conveyance to the below ground storage devices.
- The system is designed in **accordance Local Authority standards**, maintaining pre-development runoff rates.

Refer Civil Engineer's Report in the Appendix with reference to Figure 12 Site Drainage Concept.

The landscape strategy promotes **water efficiency and passive irrigation** by selecting **drought-tolerant native and low-water-demand plant species**, supported by an **efficient drip irrigation system** linked to rainfall sensors.

Where practicable, **rainwater harvesting tanks** are provided for garden irrigation and non-potable uses as an option within communal facilities, further reducing scheme water demand.

These measures collectively ensure compliance with **C1.4.1 and C1.4.2**, by:

- Reducing reliance on potable water;
- Minimising the risk of local flooding and erosion;
- Supporting a sustainable, low-maintenance landscape; and
- Enhancing site permeability and ecological value.

This approach also aligns with the **Over 55s lifestyle objectives**, promoting **environmental responsibility, reduced maintenance requirements, and long-term cost efficiency**. The integration of sustainable water management reinforces the development's focus on **creating a comfortable, resilient, and community-focused environment** for residents.

Refer Sustainability Report in the Appendix.

2.0 THE BUILDING

The development is located within the **R40 group dwelling and R60 multiple dwelling coded area,** and thereby provides a mix of dwelling types designed to meet the needs of the intended residents while maintaining amenity, accessibility, and compliance with Part C of the R-Codes:

2.1 Size and Layout of Dwellings

Single-Storey Grouped Dwellings (43 units):

- Layouts are **single-level**, **individual dwellings** promoting **universal accessibility** and ease of movement for over-55s residents with a choice of multiple design options and sizes, and some designed to **Silver Liveable Housing Standard.**

Two Storey and Three-Storey Apartment Building (9 units):

- Provide an **alternative living options** with increased size options, **privacy** and opportunity for more **social interaction** through shared spaces.
- The units are **stacked and offset** to reduce bulk, maintain separation, and optimise elevated **river views.** They have **larger balconies and courtyards**.

Design Principles Addressed:

- **Internal amenity:** All dwellings have a clear separation between living and bedroom areas, ensuring privacy and functional use.
- **Orientation:** Units are arranged to maximise sunlight exposure as per **Fig 2.2.b**, particularly for living areas and private open space.
- **Accessibility:** Single-storey dwellings and ground-floor apartments allow **step-free access**, while upper-level apartments include **lift access**. Single storey dwellings all Silver Level Liveable Housing Design.
- **Flexibility:** Layouts are adaptable to resident needs, supporting **aging-in-place** and **varied lifestyle requirements.**

The proposed dwelling sizes and layouts **comply with the design principles of Part C, Volume 1, R-Codes**, delivering **functional, accessible, and amenable living environments** for residents while integrating seamlessly with the surrounding streetscape and communal facilities.

Primary Living Spaces

C2.1.1 & C2.1.3: For both **group dwellings and multiple dwellings**, all living areas meet the minimum requirement **of 3.8 m × 3.8 m.** Each living area also provides direct visual and physical access to private open space, either at ground level or via upper-level balconies, ensuring functional, amenable, and well-connected living environments.

C2.1.4: There are no **single aspect primary living areas for multiple dwellings.**

Habitable Rooms

C2.1.5: All bedrooms are compliant with the minimum dimension of 2.8m and range in area from **11.4m² - 15.2m².** This exceeds the requirement for **bedrooms** of **minimum dimension of 2.7m** and **minimum area of 9m².**

C2.1.6: Ceiling heights for **habitable areas are 2.7m** and **2.4m for non-habitable rooms**

Dwelling Size and Mix

C2.1.7: Table 2.1a (R60 standards) below demonstrates that the development maintains a **high level of amenity and functionality**, with internal floor areas **exceeding the minimum requirements, confirming compliance with R60 provisions.**

MULTIPLE DWELLINGS	2-Bed Unit		3-Bed Unit		Compliant
Number of Dwellings	**8**		**1**		
	Table 2.1a	**Provided**	**Table 2.1a**	**Provided**	
2-Bed Unit (2 bath)	72m²	82m² & 87m²			Exceeds
3-Bed Unit (3 bath)			100m²	112m²	Exceeds

C2.1.8: The required tenancy mix is not applicable as there are **less than 10 dwellings in the Multiple Dwelling development.**

Storage

C2.1.9: Each dwelling has exclusive use of a dedicated storage area:

- **Group Dwelling:** Single storey dwellings contained within their rear service area
- **Multiple Dwelling:** 2 storey / 3 storey building with stores in central locations on each floor

GROUP DWELLINGS	**1-Bed Unit**		**2-Bed Unit**		**3-Bed Unit**		**Compliant**
Number of Dwellings	**8**		**32**		**3**		
All stores compliant - a minimum of 1.5m wide & 2.4m high	**Table 2.1b**	**Provided**	**Table 2.1b**	**Provided**	**Table 2.1b**	**Provided**	
1-Bed Unit (1 bath)	3 m²	4m²					Exceeds
2-Bed Unit (2 bath)			4m²	5m²			
3-Bed Unit (2 bath)					4m²	5m²	Exceeds
MULTIPLE DWELLINGS			**2-Bed Unit**		**3-Bed Unit**		
Number of Dwellings			**8**		**1**		
All stores compliant - a minimum of 1.5m wide & 2.4m high			**Table 2.1b**	**Provided**	**Table 2.1b**	**Provided**	
2-Bed Unit (2 bath)			4m²	5m² +			Exceeds
3-Bed Unit (3 bath)					5m²	6m² +	Exceeds

All stores are a **minimum of 1m² over the required size** to allow for **personal bicycle storage** within the store rooms. All doors open outwards.

Managing Impacts on Amenity

C2.1.11: The 2 / 3 storey development ensures that major openings of ground-floor dwellings, including living areas and primary windows, are located away from car parking and service areas. All car parking is consolidated behind the building**s** and complies with the 3m setback**, in that no windows at ground level face onto the car parking.**

- This arrangement **minimises visual intrusion, light spill, and noise impacts**, maintaining the amenity of residents and providing a **pleasant outlook for habitable spaces**.
- **Fencing, landscaping, and screening** further separate car parking from ground-floor dwellings, ensuring compliance with **C2.1.11**.

C2.1.12: Service areas—including **bin stores, vents, air-conditioning units, and communal utilities**—are **strategically located and screened** to avoid impacts on adjacent dwellings and setbacks exceed requirements:

- Waste storage areas are positioned **well away from habitable rooms and private open space**, ensuring no odour or visual nuisance.
- Mechanical equipment (AC units, vents) are **screened with architectural elements**, reducing noise and visual impact.
- **Access roads and vehicle circulation** are generally to the edges of the site preventing disruption to residents while maintaining functional access.

The layout demonstrates a **high level of design consideration** for the amenity of residents. By **locating car parking and service areas away from major openings** and employing **screening, setbacks, and landscape buffers**, the development **meets the intent of C2.1.11 and C2.1.12**, effectively managing noise, light, and privacy impacts while maintaining functional and accessible communal and private spaces.

2.2 Solar Access and Natural Ventilation

The development has been designed to optimise **solar access, natural ventilation, and thermal comfort** for residents while minimising impacts on neighbouring properties.

Windows and Openings

C2.2.1: Minimum Openable External Window: All dwellings, including **multiple and grouped dwellings**, provide **minimum openable external windows** to living areas and bedrooms, ensuring **natural ventilation** throughout.

C2.2.3: Bathrooms with Natural Ventilation: All bathrooms are **naturally ventilated with operable windows**, avoiding reliance on mechanical ventilation.

Orientation of Major Openings

C2.2.4 – Orientation: The majority of single-storey **grouped dwellings** are oriented between **north-west and east,** with adjoining uncovered areas providing solar access and amenity **(based on Table 2.2b).**

Only **three dwellings** are orientated **south-east due to their location adjacent to the large Woodland Park,** allowing them to **maximise open space, outlook, and views** while maintaining adequate sunlight to primary living areas. Where practicable **windows of the living areas also have a northern orientation.**

C2.2.5 – Minimum Solar Access for Multiple Dwellings: 100% of primary living spaces receive **a minimum of 2 hours of sunlight between 9 am and 3 pm**, meeting R-Code objectives. The design is compliant with all apartments facing either north or east **(based on Table 2.2.b).**

Summary Table of Dwellings Orientation in Relation to Fig 2.2.b

GROUP DWELLINGS	North	North East	North West	East	South East
Lot Numbers					
Lots 10, 11, 13, 14, 15,16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 35,	21				
Lots 34, 43,		2			
Lots 39, 40, 41, 42, 44, 36, 37, 38			8		
Lots 12, 45, 46, 47, 48, 49, 50, 51, 52				9	
Lots 31, 32, 33					3 (Face Park)
TOTAL DWELLINGS	40 Dwellings = 93%				3 Dwellings #
MULTIPLE DWELLINGS					
Lot Numbers					
Lots 6, 8	2				
Lots 1, 2, 3, 4, 5, 7, 9				7	
TOTAL DWELLINGS	9 Dwellings				
TOTAL ALL DWELLINGS	9 Dwellings = 100%				

 # Note 3 dwellings face SE as they are orientated to look over the Woodlands Park area.

Multiple dwellings are oriented as follows: 2 units face north, 3 units have balconies facing east with north-facing side aspects, and 4 units face east with a slight north aspect.

The combination of **orientation, window placement, and balcony design** ensures **C2.2.1–C2.2.5 compliance**, providing **comfortable, well-lit, and ventilated living environments** for all residents.

2.3 Parking

Access and Road Network

The development will be accessed via **two controlled entry points**, providing a **gated community structure**:

- **Primary Access Point (Residents and Visitors)**
    - All **daily resident traffic** will enter through the controlled gatehouse.
    - **Visitor and service vehicles** will be **routed north** from the entry point to designated parking and service areas, **avoiding the main residential precinct** and only passing by the small dwelling lots.
    - **Resident vehicles will turn left onto the internal circulation** network to access perimeter parking and dwellings.
    - The **primary ring road access** is designed to accommodate **emergency vehicles entry only.**
- **Secondary Access Point (Residents & Caravan and Storage Area)**
    - A **separate gated entry** provides access to **caravan and boat storage** and **perimeter parking**.
    - This arrangement **removes large and infrequent vehicle movements** from the internal network and **supports safer, more efficient circulation**.
    - The **secondary access** is designed for full movement and to accommodate **emergency vehicle entry.**

The development's **perimeter ring road** provides continuous vehicle movement for **emergency vehicles only**, with **no dead ends or reversing movements required**, in line with **DFES Bushfire and Emergency Vehicle Standards**.

Occupant Parking

C2.3.1 – C2.3.3: All **Occupant parking** is provided in accordance with **Table 2.3a** as summarised below and is compliant while providing **an additional car bay for each 3 bedroom dwelling**.

Visitor Parking

C2.3.4 – C2.3.5: All Visitor Parking is provided in accordance with **Table 2.3a** as summarised below. The **visitor parking** is clearly defined with wayfinding from **the main entrance and connected in a continuous path of travel**. The visitor / service parking line of travel is distinct and **away from the resident parking.**

Summary of Parking and Bicycle Requirements:

LOCATION B	Dwelling Type	Required	Provided
GROUP DWELLINGS			
CAR PARKING			
Occupant Car Parking	1- bedroom	8	8
	2- bedroom	32	32
	3- bedroom	3	6

MULTIPLE DWELLINGS			
CAR PARKING			
Occupant Car Parking	2- bedroom	8	8
	3- bedroom	1	2
TOTAL SITE REQUIREMENTS	**Requirements**	**Required**	**Provided**
Visitor Car Parking	For Combined Multiple & Group Dwellings	13 (including 1 accessible)	15 (including 2 accessible)
Service Bay	Club House		1
Motor Cycle / Scooter	Above 20 dwellings	6	6
MULTIPLE DWELLINGS ONLY			
BICYCLES			
Occupant Bicycle Parking	0.5 / dwelling	5	52 (1m² extra in each store) + 10
Visitor Bicycle Parking	0.1 / dwelling	1	10
BUGGIES	Nil	0	14 temporary buggy parks around site and 1 temporary buggy bay outside each dwelling + 16 storage recharging buggy station

Refer the Traffic Engineer Report in the Appendix.

2.4 Waste Management

The development provides a **comprehensive and compliant waste management system** for all dwellings and communal facilities, consistent with **C2.4.1–C2.4.3**:

C2.4.1- C2.4.4: Collection and Storage for Individual Dwellings:

- Each resident has a **concealed bin storage area** for 3 x 120 litre bins to the rear of their dwelling, providing easy access while maintaining visually screened amenity.
- A **caretaker manages collection** from individual dwellings taken from their buggy bay temporary parking areas on the day prior to 'bin day' and transfers bin contents to the **main bin store** ready for collection by the private contractor.
- The bin area is **screened from major openings, primary gardens and communal open space.** It is located at the North eastern edge of the property to **minimise noise and odour**.
- Commercial waste collection trucks only access the **main screened bin store**, avoiding the internal communal areas.

C2.4.2: Clubhouse Waste Management:

- The **clubhouse has its own dedicated bin area**, designed for **easy collection by the caretaker**, ensuring separation from recreational and communal spaces.

C2.4.2: Multiple Dwellings / Apartments:

- Each floor of the 2 storey / 3 storey apartments building has an **internal bin storage room set away** from habitable areas and communal walkways.

- The **caretaker collects bins from each floor** and transports them to the **main bin store** for pick-up by a commercial contractor.

C2.4.2: Waste Management Plan:

- A **Waste Management Plan** has been prepared and is implemented, detailing **collection schedules, responsibilities, bin locations, and maintenance procedures**.
- The design ensures **compliance with bin numbers, accessibility, screening, and service vehicle access**, minimising amenity impacts from noise, odour, or visual intrusion.

The proposed waste management system **meets the objectives of C2.4.1–C2.4.3**, providing **efficient, hygienic, and visually unobtrusive waste handling** for all dwellings and communal facilities.

Refer the Waste Management Plan in the Appendix.

2.5 Utilities

The development ensures that all **essential utilities and services** are **efficiently provided, accessible, and integrated** in accordance with **C2.5.1–C2.5.3** of the R-Codes.

C2.5.1 – Provision of Utilities:

- All dwellings and communal facilities are connected to **reticulated water, electricity, sewer, and telecommunications services**. Provision for high-speed internet, and telephone connections.
- Utility connections are **coordinated to minimise excavation and disruption**, with main services routed along **communal streets and service corridors**. By skilful resolution of power, **no transformer will be required for the site.**
- Individual meters are provided to allow **accurate billing and monitoring** for residents.

C2.5.2 – Accessibility and Safety:

- Utility infrastructure is located **within easements or dedicated service areas**, ensuring **safe access for maintenance and emergency response**.
- Where possible, services are **underground or screened** to maintain the **visual amenity of streetscapes and private open spaces**.
- Access points are designed to **avoid conflict with pedestrian pathways, communal areas, or vehicular circulation**.

C2.5.3 – Integration with Site Layout:

- The **layout of services** aligns with the overall **site planning, dwelling orientation, and landscaping**, reducing visual and physical impact.
- Service areas are **co-located where feasible**, including the main bin store, mechanical plant, and substation locations, to **consolidate utility infrastructure**.
- Communal facilities, such as the clubhouse, have **dedicated services** integrated discreetly into building design. Solar panels will be on roofs.

The provision and design of utilities **meet the intent of C2.5.1–C2.5.3**, ensuring **reliable, safe, and visually unobtrusive service delivery** across the Over 55s development while maintaining **resident amenity and functionality**. **Refer the Services Plans for further details**.

2.7 Universal Design

The development has been designed to meet **universal design principles**, ensuring **accessibility, inclusivity, and long-term adaptability** for residents of all abilities:

- **Single-Storey Grouped Dwellings:**
  - A selection of single-storey dwellings are designed to **Silver Level Liveable Housing standards**.
  - Although C2.7.1 requires only **20% of dwellings** to meet these standards where more than 10 dwellings are provided, **50% of dwellings exceed the Silver standard**, demonstrating a **commitment to accessibility and ageing-in-place**.
  - Where natural ground levels permit, **ramps are provided** at gradients of **1:20** to ensure **step-free access** to dwellings and private open space.

- **Multiple Dwellings (Two- and Three-Storey Apartments):**
  - All upper-level units are **accessible via lift**, providing **universal access to all floors**.

The design **fully complies with C2.7.1**, exceeding minimum accessibility requirements. By providing **ramped access, lift access, and Silver Level Liveable Housing standards across half of units**, the development ensures that **residents of all abilities can access and enjoy all facilities and dwellings**, supporting **independent living and long-term adaptability**.

2.9 Small Dwellings

Some dwellings within the development qualify as **Small Dwellings** under **C1.1.6 and Part C, Volume 1, R40 provisions**. Proposed on **8 lots (Lots 45–52)** , they offer a **diverse, adaptable, and accessible housing option** within the Over 55s community.

Site Area Reduction:

- Under **C1.1.6**, small dwellings are permitted to have **up to 35% less site area than the standard minimum of 180 m²** for R40 lots.
- Most dwellings comply with this reduction. Two dwellings are slightly below the standard but are **located adjacent to the clubhouse, putting green, and other communal amenities in close proximity**, which provides **enhanced functional amenity** to justify the minor reduction in site area.

Compliance with Small Dwelling Criteria (Clause 2.9):

- **Functional Internal Layout:** Each dwelling includes **adequate living, kitchen, and bedroom areas**, ensuring practicality and comfort.
- **Private Open Space:** All dwellings provide **direct access to private open space**, supporting outdoor amenity.
- **Solar Access and Ventilation:** Dwellings are oriented and designed to **maintain adequate sunlight, cross-ventilation, and visual privacy** for residents and neighbouring properties. Their main living areas face east.

Integration and Streetscape:

- Small dwellings are **well-integrated into the communal streetscape**, maintaining **visual cohesion, spacing, and amenity** within the grouped dwelling area.
- Orientation and landscaping ensure **maximised internal and external amenity**, while harmonising with surrounding communal areas.

Amenity and Affordability Considerations:

- Proximity to **communal facilities**, such as the clubhouse, putting green, and community garden, compensates for any reduced lot area, enhancing **resident amenity**.
- Small dwellings provide an **alternative and more affordable housing option** within the Over 55s development.

Small Dwellings – Site Area and Compliance Summary

DWELLING TYPE	Lot No's	Min Lot / Site Area (m²)	Minimum R40 Standard (m²)	Reduction (%)	Private Open Space (m²)		Compliance Comment
Small single-storey dwelling	Lots 45, 48, 49, 50, 51, 52,	117m²	180m²	35%	REQ	PROV	Complies – Meets Clause 2.9 functional, amenity, and POS requirements
					20m²	20m²	
	Lot 46	104m²#			20m²	20m²	Smaller lot but close to Club House, Putting Green and other amenities
	Lot 47	112m²#			20m²	20m²	

#Lot 46 and Lot 47 are the two units less than 117m² compliant.

These small dwellings **comply with C1.1.6 and Clause 2.9**, offering **well-designed, functional, and accessible homes** that:

- Suit the **Over 55s lifestyle**;
- Maintain **neighbourhood amenity and site efficiency**; and
- Contribute to a **diverse, adaptable, and integrated housing mix** across the site.

3.0 Neighbourliness

3.1 Site Cover

The proposed development has been designed to ensure **neighbourliness, visual amenity, and appropriate site coverage**, consistent with **Part C, Volume 1, R-Codes**.

The generous provision of **communal open space** contributes positively to the overall site coverage, offsetting built form areas and enhancing the **development's sense of openness and amenity**. The proposed site cover for all dwelling types **complies with C3.1.1 and Table 3.1a**, demonstrating a **responsible and neighbourly approach** to massing and land use intensity.

The **site cover is only 34% compared** to the **allowable 65% (R40) - 70% (R60).**

C3.1.1: Site Coverage Compliance

Location	Zoning	Site Area	Site Coverage	% Site Coverage	Max Site Coverage Permitted
Total Site	R40/R60	20,482m²			65% - %70%
Type 2C-2D	R40		216m²		
Type 3A-3B	R40	1.5424	2736m²		
Type 3C-3D	R40	0.5058	1496m²		
Type 4A-4B	R40	2.0482	664m²		
2 / 3 Storey Building	R40 / R60		614m²		
Car Park A	R40		109m²		
Car Park B	R40		233m²		
Car Park C	R40		278m²		
Car Park D	R40		107m²		
Club House	R40		569m²		
Tractor Store Cover	R60		42m²		
Total Area			7064m²	34%	65% - 70%

3.2 Building Height

C3.2.1: Building heights and setbacks have been carefully designed to **minimise visual bulk and overshadowing impacts on adjoining properties.** The use of **stepped and articulated built form, particularly within the three-storey apartment components,** ensures site coverage is appropriately balanced and **does not adversely affect access to sunlight, visual amenity, or the privacy** and open space of neighbouring dwellings**.** The building has been **strategically positioned along the site's edge** adjacent to the commercial development to further **mitigate potential impacts** on nearby residential properties.

- **Single-storey grouped dwellings (R40)**: heights are consistent with R40, minimising bulk and impact on adjoining dwellings. There is a combination of low pitched roofs and pitched roofs as alternative options for design variety.

- **Two-storey apartments (R40)**: maintain appropriate scale relative to adjacent properties, and roof pitch and scale formatted for less height and bulk.

- **Three-storey stacked apartments (R60)**: overall height below the maximum wall height of 10 m, and ridge 13 m. Stepped design and façade articulation **reduce perceived bulk** and **maintain amenity**.

Summary of Table 3.2a Maximum Building Heights

Dwelling Type	R-Code	Max Number Storeys	Concealed or Skillion Roof		Pitched, Hip or Gable Roof			
			Max Building Height	Actual Building Height	Max Wall Height	Max Total Building Height	Total Wall Height	Actual Total Building Height
Single-storey grouped dwellings	R40	2	8m	3.73m	7m	10m	2.7m	Varies 3.2m, 3.73m to 4.02m
Two-storey multiple dwellings	R40	2	8m	N/a	7m	10m	6.4m	8.125m
Three-storey apartments / multiple dwellings	R60	3	11m	N/a	10m	13m	9.6m	12.99m

Complies with **C3.2**, balancing internal amenity, neighbourliness, and streetscape integration.

3.3 Setbacks of Buildings

Setback of Buildings

C3.3.1: Within the proposed Over 55 development, there are no internal primary or secondary streets. The Communal Streets through the carparking areas are the **internal access way or shared driveways** within the grouped and multiple dwelling development. They provide **vehicular and pedestrian access** to dwellings but are **not public roads**.

Table C allows a **reduced setback** to a *communal street* (**0.5 m minimum**) for both R40 and R60 zonings, because these internal accessways are **lower speed, smaller-scale environments** with more controlled vehicle movement and greater design integration between buildings and landscaping.

- The **three-storey multiple dwelling building** has a setback of **8.4m** to the main communal street at ground level.
- The **two-storey multiple dwelling building** provides a **7.4m** setback to the main communal street at ground level. The lift and carport roof are setback 0.5m from the communal street **(C3.3.6).**
- The **grouped dwellings** present **varied setbacks** to the communal streets, generally around **3m**, with two instances—**Lots 33 and 36**—set back just over **1m**, which remains compliant with the relevant setback provisions.

These varied setbacks create a **layered and articulated streetscape**, enhancing visual interest and providing opportunities for **landscaping and passive surveillance**, consistent with the desired character of the development and the objectives of **SPP7.3**.

All provisions are therefore compliant. In the absence of a primary street, **the communal street serves as the principal frontage**, with **increased setbacks enhancing pedestrian comfort**, landscaping, and overall visual quality.

Buildings set back from a corner transaction boundary are in accordance with Table 3.3a. Setbacks comply with **C3.3.3 ,** maintaining **visual amenity and active streetscape**.

3.4 Lot Boundary Setbacks

C3.4.1 – C3.4.7: Lot Boundary Setbacks

The development responds appropriately to its varied site interfaces, with building setbacks carefully designed to manage the transition between **short-stay accommodation**, **existing retail uses**, and **adjoining residential properties**. The large site area allows for generous separations and articulation, reducing visual bulk and maintaining the amenity of adjoining land uses.

Short-Stay Interface (Northern boundary):

Setbacks from the **Over 55 development** to the **Short-Stay shared Lot Boundary** have been carefully designed to balance privacy, amenity, and functional separation. The **two- and three-storey Over 55 buildings**, with a maximum height of **12.99 metres**, are set back a **minimum of 3 metres** from the interface adjoining the Short-Stay **communal open space, stables, and car park areas**, incorporating landscaped buffers and open space to provide a soft transition between uses.

Short-Stay Interface (North Eastern Boundary):

The single storey Over 55 dwelling **(Lot 34)** has a setback of **7.022m,** exceeding the **minimum 1m** requirement from the Lot Boundary to the arbour next to the **stacked short-stay modules** along the northern interface have.

Short-Stay Interface (North Western Boundary)

Similarly, the **single-storey Over 55 dwellings (Lots 131 – 133)** located near the **Short-Stay communal open space** are also setback **4.488m** increased from a **minimum of 1 metre**, consistent with the provisions of **Table 3.4a**.

These setbacks ensure **privacy**, reduce **overlooking**, and assist in managing **acoustic impacts** between residential and visitor accommodation components. The design maintains a **complementary scale relationship**, with the higher two- and three-storey buildings appropriately separated from communal and sensitive areas, while the single-storey dwellings provide a softer interface. Overall, the setbacks maintain a **clear distinction of use and character** between the Over 55 and Short-Stay developments, consistent with **Design Principle 3.4 – Lot Boundary Setbacks**.

Retail Interface (Western boundary):

The predominant building setback from the lot boundary to the adjoining retail premises is **6.5m**, providing an appropriate transition and accommodating the internal communal access road. The adjoining **existing retail wall** presents as a largely **blank and visually unappealing façade**, typical of a rear parapet wall. In response, the development has **strategically located the access road** along this interface to **create separation** from the retail wall, while ensuring that residential outlooks from the Over 55 development are **directed internally toward landscaped communal areas r**ather than toward the adjoining structure. **The intent would also be to create some public art mural on this wall.**

The **two- and three-storey Over 55 buildings** are set back beyond this access road, providing further visual relief and buffering. The maximum height of the wall is **12.99m** and therefore the setback required is 3m compared to 6.5m provided. The building design includes **articulation, awnings, and varied materials** to soften the edge and introduce visual interest where the existing retail interface currently lacks activation. Overshadowing from this interface falls primarily over the **commercial roof area**, with no impact on sensitive residential spaces, ensuring a functional and visually compatible mixed-use interface.

Residential Interface (Southern boundary):

Setbacks to adjoining residential dwellings range from **2.0m to over 3.0m**, supported by fencing and landscape screening. The **single-storey dwellings along this interface**, combined with a 1.8m dividing fence, ensure limited overshadowing and protect visual and acoustic amenity. **No dwellings habitable windows face the southern boundary providing a high level of privacy.**

Eastern Interface:

Setbacks along the **eastern lot boundary** vary depending on the type of development and interface with adjoining uses. The **fence of the bin store** is setback **14.6m** from the lot boundary, providing a functional service buffer. The **main clubhouse** maintains a generous setback of **27m**, ensuring privacy, open space, and amenity for both internal users and neighbouring properties. The **single residential dwelling** along this boundary is setback **21.65m**, offering considerable separation, privacy, and daylight access for both the dwelling and the adjacent development.

These setbacks contribute to a **balanced interface**, maintaining visual relief along the eastern boundary while providing appropriate separation for service areas, communal facilities, and residential uses.

Internal Setbacks Between Single-Level Dwellings – Over 55 Development:

For the **single-level dwellings** within the Over 55 development, internal setbacks have been designed in accordance with the **lot boundary provisions (C3.4.1 – C3.4.5)**, applied as if each dwelling were located on a separate lot. These setbacks provide **adequate separation, privacy, and visual relief** between dwellings, while ensuring **solar access, natural ventilation, and functional open space**.

- **Side-to-side setbacks** between single-level dwellings generally are **3 metres**, depending on orientation and access requirements.
- **Rear-to-rear setbacks** are maintained at a **minimum of 3 metres**, providing visual relief, access for maintenance, and privacy between dwellings.
- **Front-to-front (street-facing) setbacks** are consistent with the site's overall streetscape, generally **average of 3m to the building front**, to ensure pedestrian access, landscaping opportunities, and consistent visual rhythm along internal communal streets.

These internal setbacks are further supported by **landscaped buffers, pathways, and open space areas**, enhancing amenity for residents and maintaining compliance with **Design Principle 3.4 – Lot Boundary Setbacks**. The approach ensures a **comfortable, low-density internal environment** within the Over 55 precinct, while providing flexibility in dwelling orientation and site planning.

Table 3.4a – Lot Boundary Setbacks Demonstrate Site Planning Maintains Separation And Visual Distinction; Consistent With Table 3.4a

Development / Building	Interface / Adjacent Use	Height (m)	Min Setback (m)	Setback Provided (m)	Comments
Single-Storey Over 55 Dwelling	Viewing arbour, Stacked Short-Stay Modules	Varies 3.2m, 3.73 and 4.02m	1m-1.5m	7.022m	Maintains privacy and reduces overlooking; landscaped buffers provided
Two-/Three-Storey Over 55	Short-Stay communal open space, stables, car park	12.99m	3m	3m	Includes landscaped buffers and open space; soft transition between uses
Single-Storey Over 55 Dwelling	Short-Stay communal open space	Varies 3.2m, 3.73 and 4.02m	1m-1.5m	1.5m min	Soft interface, preserves privacy and visual amenity
Two-/Three-Storey Over 55	Retail Interface (Western boundary)	8.125m - 12.99m	3m – 2m	6.5m min	Access road located along boundary; blank retail wall mitigated; articulation and landscaping provide visual relief
Bin Store	Eastern Lot Boundary	1.8m	1m	14.6m	Functional service buffer
Main Clubhouse	Eastern Lot Boundary	7.9m	3m	27m	Ensures privacy, open space, and amenity
Single Storey 1x1 Over 55 Dwelling	Eastern Lot Boundary	4.02m	1.5m	21.65m	Significant separation and daylight access
Grouped Dwellings (internal boundaries)	Within same lot (internal separation)	Varies 3.2m, 3.73 and 4.02m	1m-1.5m	As per C3.4.1–C3.4.5	Internal "lot boundary" provisions applied to ensure privacy, separation, solar access, and functional open space

3.5 Site Works and Retaining Walls

C3.5.2: Site Works and Fill – Low-Lying Areas

Site works are proposed to **fill a low-lying portion of the site in the south west corner**, providing a functional and level platform for the Over 55 dwellings, communal areas, and internal access roads and single storey dwellings. All earthworks have been designed to **minimise impacts on adjoining properties**, and maintain appropriate **stormwater drainage**.

The **maximum fill height** across the site is **500mm** applied gradually to achieve smooth transitions between low and high areas. Setbacks from lot boundaries have been determined in accordance with **Table 3.5a**, ensuring sufficient separation from neighbouring properties and internal dwellings.

Refer the Civil Engineer Report in the Appendix for more detailed information.

3.6 Streetscape

C3.6 – Streetscape (C3.6.1 – C3.6.9)

The Over 55 grouped dwellings have been designed to provide a **cohesive and visually appealing streetscape** while responding to the objectives of **C3.6 – Streetscape**. The design considers **building orientation, setbacks, articulation, and landscaping** to create an attractive and functional internal street environment that supports both accessibility and amenity for residents.

Addressing the Street

Key elements include:

1. **Building Orientation and Setbacks (C3.6.1):**
    - Dwellings are oriented to **face internal communal streets** and **pedestrian pathways**, ensuring **passive surveillance** and an engaging street frontage with the **dwellings readily identifiable** from the street.
    - **Front setbacks** of average **4 metres to building line** provide space for landscaping and **consistent building alignment along internal streets.**
    - **Side setbacks follow C3.4 provisions**, ensuring **separation between dwellings** while maintaining a sense of enclosure along the streetscape.
2. **Building Articulation and Visual Interest (C3.6):**
    - Roof forms, façade modulation, and material selection **introduce variation and reduce the perceived bulk of dwellings.**
    - Architectural **detailing, including window placement, porches, and pergolas**, enhances the street frontage and creates **a human-scaled environment**. Note all **windows will be double glazed.**
3. **Landscaping and Open Space (C3.6):**
    - **Landscaped front setbacks include low-level planting**, feature trees, and pathways that **contribute to the streetscape character**.
    - **Communal open spaces** are integrated with **pedestrian routes**, providing both visual amenity and functional recreation areas visible from the street.
4. **Integration with Surrounding Context (C3.6):**
    - The grouped dwellings respond to adjacent Short-Stay and retail development by providing **stepped building heights, articulation, and landscaping** along external boundaries.

- This approach maintains **visual continuity**, preserves privacy, and ensures a sympathetic transition to neighbouring uses.

5. **Multiple Dwellings (C3.6.2 & C3.6.4)**
   - **Upper Level balconies** overlook communal streets and public domain areas**.**
   - **Ground level apartments** have separate pedestrian access from the communal areas.

Street Walls and Fences

C3.6.7: Street walls and fences are compliant in various design options.

Overall, the streetscape design enhances the internal environment, supports community interaction, and aligns with the objectives of SPP7.3 C3.6, delivering a **well-articulated, visually cohesive, and functional streetscape for the Over 55 development.**

The **perimeter fence will enclose the entire Over 55s development** and is designed to be **visually articulated, with variations in form and materials to provide either a permeable or solid appearance** depending on location. This approach balances security, privacy, and visual integration with the surrounding streetscape and communal spaces.

Privacy for ground-floor apartments is provided through **strategic planting and low hedges and low fences with feature higher screens where required for visual privacy**, without compromising streetscape openness.

3.7 Access

Vehicle Access

The development has been designed to provide **safe, convenient, and well-connected access** for residents, visitors, service vehicles, and emergency services, in accordance with the relevant **R-Codes** and SPP7.3 provisions.

The Over-55 development is designed to keep **vehicle movement to the site perimeter**, creating a **safe, walkable internal environment**. The **central areas are reserved for low-speed movement**—limited to 10 km/h—**supporting safe and comfortable access for pedestrians, mobility scooters, and bicycles**. This layout promotes social interaction, encourages active movement, and enhances the overall sense of community and safety within the village.

Vehicle Access (C3.7.1)

- **Primary Access:** The main vehicle access for **residents, visitors, service vehicles, and fire trucks** is provided from **Roe Road**. This ensures safe entry and circulation, with sufficient capacity for all anticipated traffic movements.
- **Secondary Access:** A secondary access point off Roe Road is provided for **residents, caravan storage, and emergency fire truck access**, ensuring functional redundancy and safe movement within the site.
- **Emergency Access:** Dedicated circulation routes allow **fire trucks and emergency vehicles** to access all areas of the site efficiently, meeting regulatory requirements.
- **Generally Car parking access** is from the **communal streets.**

Driveways (C3.7.3- C3.7.6)

- **Driveways** are set back **0.3m from Lot boundaries** as a minimum and are **6m wide as compliant.**
- At entrances to streets, **2 vehicles can enter and exit at the same time**.

Site Lines (C3.7.7)

- At the two entrances of the Primary Street, Roe Street, proposed **walls and fences are** truncated and no higher than **750mm at corners** .

Parking and Vehicle Movement

- Adequate parking is provided in accordance with R-Codes requirements, with **visitor and resident bays** conveniently located relative to the club house and dwellings respectively.
- Internal vehicle circulation is arranged to **minimise conflict with pedestrian pathways** and **support safe two-way movement for service and emergency vehicles**.

Pedestrian Access (C3.7.8 – C3.7.10)

- Continuous, accessible pedestrian pathways link dwellings, communal areas, and external connections.
- Pathways are designed to be **level or gently graded**, accommodating residents of all ages and abilities. Off communal streets, paths are a **minimum of 1m** where actual path sizes vary **from 2.4m to 1,8m to 1.5m.**
- **Pedestrian routes are separated from vehicular movement** wherever possible, ensuring safety and convenience throughout the site.

Communal Street (C3.7.11):

The communal streets are 6m and exceed the minimum of landscaping width at either side of **0.3m**, and has adequate lighting.

Compliance (C3.7.13)

The access strategy provides a **safe, efficient, and well-connected network** for vehicles and pedestrians, while maintaining compliance with R-Codes and SPP7.3 requirements for **multiple and grouped dwellings**. It ensures:

- **Primary and secondary vehicle access** for residents and visitors.
- **Dedicated emergency and service access.**
- **Safe pedestrian circulation** integrated with communal spaces.
- Efficient **internal vehicle movement without compromising safety or amenity**.

3.9 Solar Access to Adjoining Sites

C3.9.1–C3.9.3: The proposed development has been designed to ensure that **solar access to adjoining sites is maintained**, consistent with the intent of Clause C3.9.

- **Single Dwellings along Roe Road:** Along the southern boundary adjoining Roe Road, dwellings are designed with a **3 m landscaped setback** from the boundary and are separated by a **1.8 m high boundary fence**. The single-storey form of these dwellings ensures that **overshadowing is minimal**, largely contained within the fence line, and **has negligible impact** on neighbouring residential properties. The actual per centages of overshadowing are as below and in the Architectural documentation.

Lot No.	Adjoining Property R-Coding	Lot Area	Area of Shadow	% of Overshadowing	% Max Overshadowing allowed
41Roe Rd	R40	1206m²	52m²	**4.3%**	35%
43 Roe Rd	R40	1206m²	90m²	**7.5%**	35%
45 Roe Rd	R40	1206m²	76m²	**6.3%**	35%
47 Roe Rd	R40	1206m²	82m²	**6.8%**	35%
(All existing houses)					

- **Two Three Storey Apartment Development**: Has been designed so that the **two-storey section is positioned closest to the single-storey dwellings** in areas where overshadowing could occur. While some overshadowing is generated, it is minimal and has an insignificant impact on adjoining properties. **Refer the Table below.**

Lot No.	Adjoining Property R-Coding	Lot Area	Area of Shadow	% of Overshadowing	% Max Overshadowing allowed
Lot 13	R40	195m²	21m²	**10.8%**	35%
Lot 14	R40	195m²	10m²	**5.1%**	35%
(Proposed)					

The proposal **complies with C3.9**, with overshadowing contained within the site and minimal impact on adjacent properties, thereby preserving amenity and sunlight access for neighbours.

Refer Architectural Drawings for calculations.

3.10 Visual Privacy

C3.10.1 – C3.10.6: Visual Privacy

The development has been designed to achieve **visual privacy** for all residents while maintaining the **open, connected, and garden-style character** of the site. The arrangement of dwellings, setbacks, and landscaping ensures compliance with **R-Codes C3.10 provisions** and supports passive surveillance and community interaction without compromising amenity.

Design Approach

- The development adopts a **no fence / low-fence, open landscape design**, encouraging visual permeability and social interaction between residents, consistent with the "***village within gardens***" concept.
- **Building placement and orientation** have been strategically planned to ensure that potential overlooking between grouped and multiple dwellings is minimised through **sufficient separation distances** and considered window positioning.
- **Upper-level windows and balconies** within the multiple dwellings are located to overlook communal open spaces rather than private courtyards, maintaining privacy for lower-level dwellings.

Privacy Treatments

Where required, specific design measures have been incorporated to meet the deemed-to-comply standards under **C3.10.1 – C3.10.6**, including:

- **Window opaque** to a minimum of **1.6 m above finished floor level** for habitable rooms facing other dwellings within the setback area but have **clear glazing above (**notated **''O" on the Visual Privacy Plans**. Note windows that meet setback requirements have **''C" for clear in adjacent setbacks** with other windows as notated **"O''**.
- **Landscaping buffers, pergolas, and architectural screens** introduced at key interfaces to filter views and enhance privacy while retaining openness and visual cohesion.
- **Balcony balustrades** designed with solid or semi-transparent materials to prevent direct overlooking into adjoining dwellings or private spaces.
- **Decorative landscaped screens** are incorporated in **the gardens to provide privacy** while allowing natural light into habitable rooms.
- A combination of **low and high screens used for decks and balconies**, tailored to the **orientation of the private outdoor spaces.**

The combination of **site planning, architectural detailing, and landscape integration** achieves effective visual privacy between dwellings without relying on high boundary fencing or enclosure. This approach maintains the desired **garden setting and community character**, while meeting the **objectives of Design Principle 3.10 – Visual Privacy**.

Refer individual part site plans to show use of privacy treatments where required to maintain visual privacy.

4.0 Conclusion

The proposed **Over-55 Residential Development** satisfies all planning and design requirements under **SPP 7.3 Vol 1 Part C** and the **Shire of Capel LPS8**. The development provides a **mix of single-storey dwellings** and **two-to three-storey apartment-style units** within a thoughtfully designed, **age-appropriate community.**

- Achieves appropriate **building heights, setbacks, landscaping, privacy, and residential amenity**;
- Provides a cohesive and **integrated layout with consolidated access, pedestrian pathways, and communal spaces;**
- Demonstrates **context-sensitive design within the broader precinct**, including adjacency to the short-stay accommodation, tavern, and natural features;
- **Maintains less than half of the allowable site coverage, reflecting a low-intensity**, well-planned development that **prioritises open space, landscaping, and outdoor amenity suitable** for Over-55 residents;
- **Incorporates accessible, adaptable dwellings, Silver Liveable Housing standards**, and varying dwelling mix, with private outdoor spaces to support **Age in Place** living.

The Proposal delivers a contemporary and accessible living environment tailored for older residents, incorporating generous communal spaces, landscaped gardens, and well-connected pedestrian pathways. The built form adopts a cohesive architectural language consistent with the wider precinct while maintaining a distinct residential identity that complements the surrounding natural and built character. Approval is recommended.

7. DA PLANNING REPORT – LOT 12 MIXED USE (R60)

Location: Lot 12 Forrest Road, Capel

Proposal: Mixed Use

Zoning: R60 (LPS 8 Capel)

Class:

- Commercial - Class 5 / 6.
- Residential – Class 2 / 3.
- Car Park – Class 7a

Land Use: **Land Use:** Commercial and Multiple Dwellings

Proposal:

- **Ground Level Commercial:** 90m² NLA
- **First Floor**: 4 units (2 x 1-bedroom, 2 x 1- bedroom)
- **Second Floor**: 4 units (2 x 1-bedroom, 2 x 1- bedroom)

Assessment under SPP7.3 Volume 1 – Part C (R40 / R60) and Part D (Site Area)

Relevant Planning Instruments:

- SPP 7.0 Design WA
- SPP 7.3 Vol 1 – Residential Design Codes (R40–R60)
- Shire of Capel LPS 8
- WAPC Liveable Neighbourhoods
- DFES Bushfire Guidelines

INTRODUCTION

Lot 12 is strategically positioned along Forrest Road within the Capel town centre, forming a key gateway site between the commercial core and adjoining residential areas. The site is generally level and benefits from **direct street frontage** and **established pedestrian links to the main activity spine.**

The proposed development incorporates a **commercial ground floor** addressing Forrest Road with **two levels of residential apartments above**, creating an active mixed-use building form consistent with the Shire's vision for a vibrant, walkable town centre. The design provides a transition between the higher-intensity retail strip and the lower-scale residential areas to the south.

Ground-floor tenancies are flexible to accommodate small-scale office, or service-based uses, promoting local business and street activation. The **upper-level apartments** are designed to provide a mix of dwelling types with access to balconies, natural light, and cross-ventilation, enhancing liveability and passive surveillance of the street.

Architecturally, the building expresses a **contemporary interpretation of Capel's main street character** through articulated façades, awnings, and landscaping that soften the built form. The proposal promotes sustainable infill, compact urban design, and a balanced mix of commercial and residential activity that **supports both the local economy and the township's long-term growth**.

1.0 THE GARDEN

The development is designed to create a **high-quality** integrating building for both commercial and residential use with open space and landscaping to enhance amenity, connectivity, and streetscape character.

1.1 Private Open Space

C1.1.3: Each dwelling on the first and second floor above the commercial ground floor is provided with **private open space** in the form of **balconies**, with compliant areas. Each unit is screened for privacy and for the exclusive use of that dwelling.

C1.1.4: All front of balconies are unscreened for at least 25% of the total perimeter. Compliance is provided in accordance with **Table 1.1b.**

LOCATION	Apt Numbers	Apt Type	Min Dimension		Private Open Space	
			Required	Provided	Required	Provided
First Floor Apartments	1 and 2	1 x 1	2m	2m	8m²	8m²
First Floor Apartments	3 and 4	2 x 2	2.4m	2.4m	10m²	10m²
Second Floor Apartment	5 and 6	1 x 1	2m	2.4m	8m²	8m²
Second Floor Apartment	7 and 8	2 x 2	2.4m	2.4m	10m²	10m²

1.2 Trees and Landscaping

The relevant clauses are **C1.2.1 – C1.2.8**.

Landscaping

C1.2.1: Site is compliant with **15%** of the site **soft landscaping** as per **Figure 1.2a.**

C1.2.2: Site is compliant with **73%** of the **primary street setback** area **soft landscaping** as per **Figure 1.2b.**

Tree Canopy

C1.2.4: The site areas comply for the **minimum number of trees** in accordance with **Table 1.2a,** and with the required **deep soil area** as per **Table 1.2b.**

DWELLING TYPE	Lot Size	Min Tree Requirements			
		Required	Provided	Required	Provided
Multiple Dwelling	607m²	1 medium	1 medium	2 small	2 small
Canopy at Maturity		6 - 9m	6 - 9m	2 – 6m	2 – 6m
Min Deep Soil Area		36m²	37m²	9m²	11m²
Min Deep Soil Area Dimension		3m	3m	1.5m	2m

Landscaping Plan

C1.2.8: Refer Landscape Architect, Plan E for detailed **landscape plans**.

1.4 Water Management and Conservation

Site Context

The development site is located within a fully serviced urban area and will be connected to the **Water Corporation reticulated mains and sewer network**. The site has a gentle slope toward Forrest Street, allowing efficient collection and on-site detention of roof and surface runoff before discharge to the existing municipal drainage system.

C1.4.1: Stormwater Management - Stormwater from roof areas, car parks, and paved surfaces will be **retained and infiltrated on-site**, in accordance with Local Government and **DWER Water Sensitive Urban Design (WSUD)** guidelines.

- **Roof runoff** will be directed to a network of **on-site stormwater management systems** through underground storage devices such EcoAID and Flo Vault Cells . These will be **used under** the **rear car park** to discharge to the local drainage system.
- This is to minimise the disturbance to existing trees to be retained on site. Flows from these would **infiltrate into sand backfill placed around the devise and trickle outflow from the underlying subsoil**.
- Overflow from major storm events will be safely conveyed to the street drainage system via a controlled outlet designed to **Shire of Capel** standards.
- **Porous paving** is proposed in selected pedestrian and parking areas to increase infiltration and reduce runoff velocity.

Post-development flows will not exceed pre-development levels; local drainage capacity is maintained.

C1.4.2: Water Conservation -Water-efficient design principles are applied across both the **commercial** and **residential** components:

- **Native, low-water-demand plant species** reduce irrigation needs.
- **Drip irrigation** with moisture sensors and mulching minimises evaporation and water waste.
- All fixtures comply with **WELS 4-star or greater** efficiency ratings.

Reduces potable water demand and supports sustainable landscape maintenance.

2.0 THE BUILDING

The proposed **mixed-use development** on Lot 12 is located within the **R60 coded area of the Capel Town Centre** and provides a coordinated blend of commercial and residential uses that activate Forrest Road while contributing to local housing diversity. The development includes a commercial ground floor with two levels of apartments above, designed to maintain amenity, accessibility, and compliance with Part C of the R-Codes.

2.1 Size and Layout of Dwellings

Design Principles Addressed:

- **Internal amenity:** All dwellings provide functional layouts with well-defined living and bedroom zones.

- **Orientation:** Apartments are arranged to maximise northern light and cross-ventilation while balancing privacy to adjoining properties.
- **Accessibility:** Lift access connects all levels, ensuring universal access between the street, parking, and upper apartments.
- **Activation and integration:** Ground-floor uses promote passive surveillance and activity along Forrest Road, while residential entries are clearly defined and visually connected to the public realm.

The proposed design achieves a cohesive mixed-use form that enhances Capel's main street character, integrates active ground-floor uses, and delivers high-quality apartment living consistent with contemporary town centre development objectives.

Primary Living Spaces

C2.1.1, C2.1.3: All **primary living rooms** meet or exceed the required minimum internal dimensions of **3.8 m × 3.8 m**, ensuring generous, functional living zones. Living rooms open directly to **private balconies providing visual and physical connection** to outdoor areas, maximising amenity and daylight access.

C2.1.4: There are **no single-aspect dwellings**. All apartments have at **least two openings for ventilation** and outlook, promoting passive cooling and reducing reliance on mechanical systems. All glazing will be double glazed.

Habitable Rooms

C2.1.5: All bedrooms comply with minimum requirements for habitable room sizes and dimensions:

- **1-bed apartments:** Bedrooms are 11m² with a minimum width exceeding 2.7 m.
- **2-bed apartments:** Main bedrooms and secondary bedrooms are 12 m²; and exceed minimum width of 2.7m

C2.1.6: Ceiling heights are compliant — **2.7 m** for all habitable spaces and **2.4 m** for non-habitable rooms (bathrooms, corridors, and storage).

Dwelling Size and Mix

C2.1.7: **Table 2.1a (R60 standards)** summary below illustrates that the development maintains an **appropriate level of amenity and functionality** consistent with larger than required **internal floor areas**, so compliant.

MULTIPLE DWELLINGS	**1-Bed Unit**		**2-Bed Unit**		**COMPLIANT**
Number of Dwellings	**1, 2, 5 6.**		**3, 4, 7, 8.**		
	Table 2.1a	**Provided**	**Table 2.1a**	**Provided**	
1-Bed Unit (1bath)	47m²	47m²			Yes
2-Bed Unit (2 bath)			72m²	73m²	Exceeds

The mix of **50% 1-bed** and **50% 2-bed** apartments achieves diversity appropriate for a small-scale mixed-use site, catering to singles, couples, and downsizers.

C2.1.8: Tenancy mix provisions are not applicable as fewer than ten dwellings are proposed.

Storage

C2.1.9: Each dwelling includes a dedicated, secure storage area with convenient access either within the building or adjacent to the car parking area. All stores are fully enclosed and weather-protected.

APARTMENT NUMBER	Bedroom Type	Min Required	Provided	Compliant
1	1-bed	3m²	5m²	Exceeds
2, 5 & 6	1-bed	3m²	3m²	Yes
3, 7 & 8	2-bed	4m²	5m²	Exceeds
4	2-bed	4m²	4m²	Yes

All stores have a **minimum width of 1.5 m** and **height of 2.4 m**, and Stores 1, 3, 7 and 8 each includes sufficient space for **bicycle storage** in addition to household goods. All doors are designed to **swing outward** for maximum usable area.

Managing Impacts on Amenity

C2.1.7: Waste Storage, Servicing, and Non-Residential Interface.

The development has been carefully designed to minimise the impact of the ground-floor commercial tenancy and associated service areas on the residential apartments above. Functional areas such as waste storage and delivery access have been consolidated within the **eastern end of the site** at ground floor and **screened from both the street and the residential dwellings**. **Plant services are concealed at a high level within the car park.**

The waste storage enclosure is **fully roofed, enclosed, and mechanically ventilated**, ensuring containment of odour, noise, and visual impacts. The area is **constructed in durable, low-maintenance materials** and located for **direct collection access from the service driveway**, avoiding conflict with pedestrian or resident circulation.

While the east facing apartments above include balconies and windows overlooking the service zone, the potential for visual or acoustic intrusion is mitigated through the following design measures:

- The waste and service enclosure is **fully screened and roofed**, ensuring a neutral visual outlook from above.
- **Acoustic treatment** to walls and mechanical ventilation systems minimises operational noise.
- **Lighting and ventilation** of the service area are designed to comply with environmental health and safety standards, maintaining a clean and well-managed appearance.

The integration of these features ensures that the **non-residential component and residential dwellings operate harmoniously**, with no adverse impact on residential amenity. The approach supports efficient waste management and service access while maintaining high standards of residential comfort, privacy, and visual quality consistent with **R-Codes Vol. 1 Clause 3.6 – Managing the Impact of Development** and **Clause 3.9 – Amenity**.

2.2 Solar Access and Natural Ventilation

Windows and Openings:

The development has been designed to **optimise solar access and cross-ventilation** for all apartments while managing exposure from the west-facing orientation of Forrest Street. Building layout, window placement,

and shading devices have been carefully considered to balance natural light, thermal comfort, and energy efficiency.

C2.2.1 – Windows and Openings: All habitable rooms are provided with windows and openings to external walls that **allow direct natural light and ventilation**. Living areas and bedrooms have operable windows with clear access to prevailing breezes, ensuring **effective cross-ventilation** and air movement throughout the dwellings.

C2.2.3 – Bathroom and Non-Habitable Room Windows:

Bathrooms, and combined bathroom / laundries, are fitted with **operable external windows, providing direct access to natural ventilation and light**, reducing dependency on mechanical systems.

C2.2.5 – Orientation of Major Openings:

- East- and west-facing apartments have major openings designed to capture **morning and afternoon sunlight**, respectively.
- **North-facing windows** are incorporated where possible to enhance internal daylight and reduce reliance on artificial lighting.
- Shading devices, such as **balcony overhangs, horizontal louvres, and vertical fins**, manage solar heat gain on west-facing façades.
- **Cross-ventilation** is achieved through dual-aspect living rooms and operable windows, promoting airflow from one side of the apartment to the other.

100% of living areas and private open spaces receive direct sunlight for a minimum of two hours between 9 am and 3 pm in mid-winter (June), in accordance with R-Codes Vol. 1 requirements.

NCC Section J – Energy Efficiency Compliance:

- Roof, wall, and floor insulation meet the required R-values for the climate zone.
- Glazing is low-E or treated to reduce solar heat gain while allowing daylight.
- Cross-ventilation is optimised according to apartment orientation to reduce mechanical cooling demand.

This orientation strategy ensures **comfortable, well-lit, and naturally ventilated apartments**, with solar access maximised where possible, and energy efficiency outcomes consistent with the **R-Codes and NCC Section J**.

2.3 Parking

Relevant Clauses: C2.3.1 – C2.3.5

The development provides **safe, secure, and efficient parking** for both the residential and commercial components while minimising traffic conflict on Forrest Road and Capel Drive.

Controlled Access:

- Vehicle access to the **commercial** and **residential parking** area for safety and privacy is **controlled via a security gate** located through the existing Tavern and Short-Stay site.
- This arrangement provides **a single, consolidated access point** for residents, visitors, and service vehicles, reducing potential conflicts on the surrounding public roads.

- The **access design avoids multiple crossovers on Forrest Street** and Capel Drive, preserving the streetscape and pedestrian safety.

Parking Provision:

- **Commercial tenants** are accommodated with **dedicated bays near the commercial tenancy.**
- **Parking allocation** complies with the R-Codes requirements **C2.3.1, C2.3.3, C2.3.5 and C2.3.6** and is summarised in the table below:

Occupant & Visitor Parking

LOCATION B	Calculation	Required	Provided
COMMERCIAL TENANCY			
CAR PARKING			
Occupant Car Parking	90m² NLA	3	3
	Access Bay (# included in above)	1#	1#
MULTIPLE DWELLINGS			
CAR PARKING			
Occupant Car Parking	4 x 1- bedroom	4	4
	4 x 2- bedroom	4	4
TOTAL SITE REQUIREMENTS	**Requirements**	**Required**	**Provided**
Visitor Car Parking	Residential	1	Nil (Availability of **street parking** & **2 Additional bike spaces** provided and **reciprocal use of commercial parking after hours and weekends)**
COMMERCIAL TENANCY			
BICYCLES			
Occupant Bicycle Parking	1 space / 200m² NLA	1	**1**
MULTIPLE DWELLINGS			
BICYCLES			
Resident Bicycle Parking	0.5 / dwelling x 8	4	6 on ground floor and Units 1, 3, 7 & 8 all have 1m² extra in store for bike storage = **10 bike spaces**
Visitor Bicycle Parking	0.1 / dwelling x 8	1	**3**

Design Considerations:

- The internal circulation and parking layout allow **safe movement of vehicles, service vehicles, and emergency access**.
- Clear signage and line marking are provided to separate residential, and commercial parking.
- The design ensures compliance with **Clause C2.3 – Parking and Access** of the R-Codes, promoting safe, efficient, and visually integrated parking facilities.

Refer the Traffic Engineer Report in the Appendix.

2.4 Waste Management

Relevant Clauses: C2.4.1 – C2.4.3

Waste management for the development at **Lot 12, Forrest Road** has been carefully planned to ensure efficiency, accessibility, and minimal impact on residential amenity and the streetscape.

Separation of Waste Streams:

- Waste storage is **separated between Lot 12's residential apartments** and the **commercial tenancy,** to facilitate efficient collection and compliance with health regulations.
- Residential waste is managed through a **dedicated private contractor**. Short-stay and Lot 12 waste streams are provided **side-by-side for operational efficiency**.

Location and Access:

- Waste storage area located at the rear of **the resident / commercial car park for convenient and safe collection access,** meeting safety and accessibility standards.
- **Collection vehicles** access the site **without entering public roads.**
- Roofed and enclosed structure screens bins from Forrest Road**, maintaining streetscape amenity.**
- A **roofed and enclosed structure** ensures odour and noise are contained, protecting both residents and visitors.

This approach ensures that waste storage and collection are **efficient, discreet, and environmentally responsible**, with no adverse impact on residential amenity or the streetscape.

Talis Consulting prepared a Waste Management Plan outlining best-practice collection and compliance measures. Refer the Appendix.

2.5 Utilities

Relevant Clauses: R-Codes Vol. 1, Part C – Clause 2.5

The development has been designed to ensure safe, efficient, and convenient servicing for all utilities, while integrating infrastructure into the site with minimal impact on residential amenity and streetscape.

Water Supply:

- All dwellings and the commercial tenancy will be connected to the **Water Corporation reticulated water mains**.
- Adequate fire hydrant and booster connections are provided to service the commercial and residential components in compliance with BCA and fire safety requirements.
- Domestic water is supplied to each apartment via individual metered connections.

Sewerage:

- All wastewater from residential and commercial uses is connected to the **reticulated sewer network**, ensuring compliance with environmental and health standards.

Stormwater:

- Roof and surface runoff will be captured and conveyed via **on-site stormwater management systems** through underground storage devices such EcoAID and Flo Vault Cells used in the carpark area prior to discharge to the local drainage system.
- This is to minimise the disturbance to existing trees to be retained on site. Flows from these would **infiltrate into sand backfill placed around the devise and trickle outflow from the underlying subsoil**.
- The system is designed in **accordance Local Authority standards**, maintaining pre-development runoff rates.
- Refer Civil Engineer's Report and reference to **Figure 12 Site Drainage Concept.**

Electricity and Telecommunications:

- Residential and commercial connections will be provided via **reticulated mains**, with all wiring contained within service conduits to maintain a tidy streetscape.
- Provisions for **high-speed internet, and telephone connections** are included for both residential and commercial tenancies.
- Connections will be provided via **reticulated network mains**, supplying communal hot water systems and cooking appliances for apartments and commercial tenancy.
- Other services, including **cable TV, and fire services**, are integrated into the building design to minimise visual impact and facilitate ongoing maintenance.

Service Integration and Access:

- Utility meters, switchboards, and service panels are **centrally located in secure service cupboards** on the ground floor for easy access by residents, tenants, and maintenance personnel.
- Service areas are designed to **avoid impact on residential amenity**, ensuring noise, odour, and visual impacts are minimised.
- Separate service access for the commercial tenancy allows maintenance without impacting residential circulation.

Design Outcome:

The utility design provides **efficient, safe, and compliant connections** for all services while maintaining the amenity, visual quality, and operational efficiency of the site. It ensures the development is fully functional, sustainable, and capable of supporting both residential and commercial uses. The services are located to minimise visual impact from the street and adjoining properties.

3.0 NEIGHBOURLINESS

3.1 Site Cover

Relevant Clauses: C3.1.1 – C3.1.3 : The development has been designed to manage **site coverage** in a way that balances building bulk, solar access, and open space provision, while ensuring the amenity of surrounding properties and the internal residential environment.

Proposed Site Coverage:

- **Ground-floor commercial tenancy:** 90 m² NLA footprint, consolidated toward the front of the site.
- **Residential component (2 floors above):** 8 apartments (4 × 1-bed, 4 × 2-bed), arranged to minimise building bulk and maintain adequate separation from boundaries.
- **Total site coverage:** The combined footprint of the commercial and residential buildings, including balconies, awnings, and roofed areas, **complies at 60.6%** which is **less than the maximum site coverage allowed under R60 standards (70%)**, while allowing significant open space.

LOCATION	Zoning	Site Area	Site Coverage	% Site Coverage	Max Site Coverage Permitted
Lot 12	R60	607m²	368m²	60.6%	70%

Outcome:
The site cover is **below the maximum allowable**, providing a balanced development that achieves:

- Adequate separation between buildings
- Solar access and daylight to all apartments
- Integration of landscaping, and pathways
- A harmonious relationship with the streetscape and surrounding properties

This approach ensures the development achieves the **objectives of Part C, Volume 1, R-Codes**, providing a functional, amenable, and visually appropriate built form within the R60 context.

3.2 Building Height

Relevant Clauses: **C3.2.1:** The building heights and setbacks have been carefully designed to **reduce visual bulk, overshadowing, and impact on neighbouring properties** while maintaining the functionality of the site.

Summary of Table 3.2a Maximum Building Heights shows compliance.

DWELLING TYPE	R-Code	Max Number Storeys	Concealed or Skillion Roof		Pitched, Hip or Gable Roof			
			Max Building Height of Wall	Actual Total Building Height of Wall	Max Total Height of Wall	Max Total Building Height	Provided Total Height of Wall	Provided Total Building Height
Mixed Use: Three-storey multiple dwellings	R60	3	10m	N/a	10m	13m	10m	12.25m

3.3 Street Setbacks

Relevant Clauses: C3.3.1 – C3.3.2: The development has been designed to provide **appropriate street setbacks** that balance the following:

- Integration with the surrounding streetscape
- Visual amenity for residents
- Solar access and functional private open space

Front Primary Street Setback (Forrest Street):

- The **ground-floor commercial tenancy** is set back **2 m from the primary street**, providing a clear pedestrian interface and landscaping buffer. (In accordance with **Table 3.3a – compliant for R60**).
- **Apartments above** align with the building setback line and create articulation through **open balconies and building fenestration** to reduce perceived building bulk and maintain a human-scaled streetscape.
- The setback is consistent with **R60 code objectives**, ensuring the development presents a landscaped, visually appealing frontage while maintaining accessibility.

The proposed street setbacks ensure the development is **visually compatible with the surrounding streetscape**, provides **comfortable pedestrian and resident interfaces**, and meets the objectives of **C3.3 – Street Setbacks** under the R-Codes Vol. 1.

3.4 Lot Boundary Setbacks

Relevant Clauses: C3.4.1 – C3.4.7

Buildings are setback for Lot Boundaries in accordance with **Table 3.4a**.

LOCATION	Wall Height		Min Lot Boundary Setback	
	Max Wall Height	Actual Height	Min Setback	Actual Setback
North	10m	10m	3m	3.05m
East	10m	10m	3m	3.06m
South	10m	10m	3m	3.06m

3.5 Site Works

C3.5.1 – C3.5.3: Minimal fill is proposed to achieve level pedestrian and vehicle access to the site.

3.6 Streetscape

Addressing the Street

C3.6.1: The Primary Street

- The streetscape treatment for the development has been carefully considered to **integrate the site within the surrounding context of the main street and the adjacent tavern**, to provide **visual interest**, and support **amenity and accessibility** for residents and the public. It is designed in context with reference to the materiality and building language with **pitched roofs to match surrounding profiles**.
- The **commercial tenancy at ground level** is articulated with removable awnings, recessed entry, and glazed façade to **reduce the perceived bulk** and maintain a human-scaled streetscape as well as provide visual interest along Forrest Road. The design activates the street frontage, contributing to a mixed-use character.

C3.6.2: Building Articulation and Design:

- **Upper-level apartments** are recessed to maintain the streetscape rhythm. They provide **balconies for passive surveillance** of both the street frontage and the rear entrance.
-

C3.6.4: Landscaping and Pedestrian Access

- A **landscaped buffer** is provided between the building and the street, including garden beds, low-scale planting, and **existing and new trees** visible from the street.
- **Pedestrian pathway connects the street frontage** to the internal tenancy, providing safe and attractive access for residents and visitors. **An accessible laneway entrance for apartment residents and guests is clearly identified** through wayfinding elements and signage, and is **designed as a distinct entry separate from the commercial** frontage to ensure clarity, safety, and functional separation between residential and retail uses.

Street Walls and Fences

(C3.6.7): Visual Privacy and Fencing

- There is **no front fencing**, which allows clear sightlines into landscaped garden areas and reinforces the **open, garden-style streetscape character**. This approach enhances passive surveillance, visual connection, and integration between the private and public realm.
- Side boundary fencing provides appropriate definition between the development and adjoining properties, while a **rear security vehicular gate and separate pedestrian gate** ensure controlled access for residents and vehicles.

Street Activation and Amenity

- The development contributes to an **active street frontage by closing in the crossover and relocating access to the rear of the building.**
- The façade design, landscaping, and street setbacks **complement the character of the surrounding R60 residential area**, maintaining visual amenity for the wider community, maintaining solar access, privacy, and pedestrian connectivity
- Achieves compliance with **C3.6 – Streetscape provisions of the R-Codes Vol. 1**

3.7 Access

Vehicle Access

- All vehicle access to the Lot 12 car parking **is via the rear of the building**, connecting to a 6 m wide dual-access communal road, with initial access **from Primary Road, Capel Drive through a communal street to a controlled entrance.**
- The **rear access separates vehicle movement from the main Forrest Road frontage**, reducing conflict with pedestrians and enhancing streetscape amenity.
- The access point is designed to accommodate both **resident and service vehicles, including deliveries, waste collection, and emergency vehicles.**

Driveways

- Driveways are designed to comply with R-Codes Volume 1 Part C3.7 requirements, with a **maximum width of 6 m to allow two-way traffic.**
- Surfaces are constructed of durable, non-slip materials to ensure year-round safe access.
- The **setbacks from site lot boundaries** are 5.7m on the north and 8.25m on the south.

Sightlines

- **Vehicle entry and exit points** are part of a longer driveway where there is **sufficient length to** see other vehicles **before a LH turn** is required to **exit through the Tavern carpark to Capel Drive. Vision is seen across to this access control gate entering the tavern car park.** This maximises safety and **reduces the risk of collisions with pedestrians and other vehicles.**
- **Landscaping and built form have been positioned to maintain clear sightlines** along the access route and communal road, ensuring unobstructed views for drivers and cyclists.

Pedestrian Access

- Pedestrian pathways are separated from rear vehicular movement, located at the **front and side** with **a minimum width of 2m**.
- **The main pedestrian walkway to the south** provide**s convenient and safe access from the Short Stay and Over-55 accommodations to the retail area, encouraging walkability, connectivity, and integration** of the different land uses while reducing reliance on vehicles.
- Pathways **comply with accessibility standards**, with ramps, handrails, and adequate lighting to ensure safe, universal access.

Design Outcome

The **rear-access arrangement** ensures safe, efficient circulation for vehicles while **maintaining the amenity and functionality of the front commercial streetscape.** The design supports operational efficiency, including waste collection, deliveries, and emergency access, consistent with **C3.7.1–C3.7.10 of the R-Codes.**

3.9 Solar Access and Overshadowing

Relevant Clauses: C3.9.1 – C3.9.2

The **three-storey mixed use building** is located adjacent to the **Tavern car park** on the north side and **retail premises** on the south side. The design has been carefully considered to **minimise overshadowing of adjoining properties** while maintaining solar access and amenity within the site.

Lot No.	Adjoining Property R-Coding	Lot Area	Area of Shadow	% of Overshadowing	% Max Overshadowing allowed
34 Forrest Rd (existing)	R60	1820²	281m²	**15.4%**	50%
				Compliant	

Assessment of Overshadowing:

- Overshadowing occurs **only over the roof and car park of the adjoining retail building** (34 Forrest Road) to the south. These areas are non-sensitive. This adjoining building contains **no major openings or outdoor living areas** affected by the overshadowing. The per centage of overshadowing is insignificant.

Design Outcome:

The three-storey apartment block **integrates appropriately with its surroundings**, negligible impact on neighbouring properties, and ensures solar access and amenity are maintained for both the development and adjacent sites, in accordance with **C3.9 – Solar Access for Adjoining Sites**.

3.10 Visual Privacy

Relevant Clauses: C3.10.1 – C3.10.6: The development has been designed to **maintain privacy for residents and neighbouring properties** while promoting interaction and a garden-style environment within the site, nestled between significant existing trees and new proposed trees.

Apartment and Dwelling Layout:

- The building is positioned so that there are no neighbouring properties in close proximity, **eliminating any potential for overlooking impacts**.
- Within the apartments, balconies on the **western side are located close to the respective** boundaries for privacy, while those on the **eastern side incorporate screening to ensure visual privacy** for residents and neighbouring uses.

Screening and Architectural Treatments:

- **Opaque or frosted glazing** is provided where windows face neighbouring dwellings or communal areas. i.e. up to 1600mm for bathrooms and clear above
- **Balcony screens** are incorporated to maintain privacy without obstructing views or daylight.

Outcome:
The visual privacy strategy ensures that residents enjoy **comfortable and private living spaces**

4.0 Conclusion

The proposed **Lot 12 Mixed-Use Development** satisfies all planning and design requirements under **SPP 7.3 Vol 1 Part C, the R-Codes, and the Shire of Capel LPS8**. The development provides a combination of ground-floor commercial spaces fronting Forrest Road and two levels of residential apartments above, delivering a **well-integrated, functional, and context-sensitive outcome**.

- Achieves appropriate **building heights, setbacks, articulation, landscaping, privacy, and residential amenity;**
- Provides a cohesive and integrated layout with **consolidated vehicle access to the rear**, **pedestrian pathways**, and clearly defined **entrances for commercial and residential users;**
- Demonstrates **context-sensitive design** within the broader precinct, including adjacency to the Capel Tavern, heritage stables, and surrounding commercial and residential uses;
- Maintains a **balance of built form and open space**, with landscaping and communal areas enhancing streetscape character and **providing amenity for residents and visitors**;

The Proposal delivers a contemporary, accessible, and visually integrated mixed-use development, combining active commercial frontage with high-quality residential accommodation above. The built form and materials are sympathetic to the surrounding town centre and streetscape, reinforcing a vibrant, well-connected, and sustainable precinct. Approval is recommended.

8. SPP7.0 – Design of the Built Environment

One **Design Review Panel (DRP)** meeting was held on **30 May 2025** during the formative stage of the project. Feedback from that session has been carefully **considered and integrated into the design development.**

One area raised by the **DRP** for the **Over 55 Precinct was the segregation of dwellings and parking.** This was **considered in the redesign.**

Research and policy evidence in Western Australia shows that older Australians place a **high value on environments that support walking**, **social interaction and safe mobility**, **rather than being overly car-dominant**. National surveys (AHURI 2019, 2022) indicate that retirees prioritise access to shops, health services, and community spaces over **isolated, car-dependent locations.**

In Capel, the Over 55 site benefits from **local shops immediately behind the development**, creating a natural, walkable connection to services and social opportunities. This proximity supports the aspirations of older residents to age in place, remain socially engaged, and reduce reliance on private vehicles. The proposed design, with pedestrian links and communal spaces, responds directly to this **documented market preference for walkable, socially connected environments**.

In response, the client brief has focused on delivering a **pedestrian-friendly and safe environment tailored for Over 55s**, consistent with market evidence showing that retirees increasingly prefer **walkable, socially connected communities** rather than traditional suburban layouts dominated by front carports and driveways. The proposal offers a **unique lifestyle-focused alternative**, where design investment is directed toward **shared outdoor spaces, walking connections, and social or recreational amenities** that enhance daily living and community engagement.

The revised design has however **located vehicular parking and car access closer to the individual units** in various locations via perimeter roads, **still reducing internal traffic**, with the provision of buggy parking adjacent to dwellings, thereby promoting convenient, low-impact mobility within the site **while preserving the enjoyment of the communal internal spaces.**

References:

- **Australian Housing & Urban Research Institute. (2019).** *Older Australians and the housing aspirations gap. AHURI Final Report No. 317.*
- **Australian Housing & Urban Research Institute. (2022).** *Housing aspirations of precariously housed older Australians. AHURI Final Report No. 390.*
- **Shire of Capel. (2023).** *Age-Friendly Communities Strategy 2023–2027.*
- **Western Australian Government. (2019).** *Ageing with Choice: Future Directions for Seniors Housing 2019–2024.*
- **Villanueva, K., Giles-Corti, B., Bulsara, M., & McCormack, G**. (2014). The impact of walkability on walking across the adult life-course. University of Western Australia Research Repository. UWA Research Repository
- **Jancey, J., Holt, A-M., Lee, A., Kerr, D., Robinson, S., Tang, L., Hills, A. P., & Howat, P**. (2017). Effects of a physical activity and nutrition program in retirement villages: a cluster randomised controlled trial. International Journal of Behavioural Nutrition and Physical Activity. BioMed Central
- **Thøgersen-Ntoumani, C., Wright, A., Quested, E., Burton, E., Hill, K. D., Cerin, E., & Ntoumanis, N.** (2019). Trial feasibility and process evaluation of a motivationally embellished peer-led walking intervention in retirement villages in Western Australia. Health Psychology and Behavioural Medicine. Taylor & Francis Online

Architectural detailed responses to the DRP's initial comments are provided adjacent to the DRP 1 Comments for clarity. Refer the Appendix.

9. Planning Justification and Conclusion

The proposed Development for **Lots 12, 28, and 165 Capel Drive, Forrest Road, and Roe Road** represents a well-planned, context-sensitive, and strategically located Mixed-Use Precinct. **By integrating Short-Stay** Accommodation, an **Over 55 Lifestyle Village**, and **street-activated Commercial uses, the Proposal responds directly to local housing needs, supports economic activity**, and enhances **the vibrancy of the Capel township.**
The design thoughtfully considers the **site's unique characteristics, including heritage values, environmental constraints, bushfire risk, and infrastructure requirements.** Sustainable design principles, careful landscape integration, and sensitive built form ensure the **development complements the existing township and surrounding rural landscape** while maximising amenity and accessibility.

The proposed development **responds to the context of Capel by balancing scale, form, and function. Lower-profile Short Stay stacked module units maintain the visual predominance of the Tavern**, while the 2–3 storey short stay apartments and Over 55s accommodation provide **appropriate density and housing diversity** without overwhelming the streetscape. The design **integrates sensitively with surrounding residential, retail, and riverfront areas**, using setbacks, landscaping, and building articulation to ensure the development **complements Capel's character while delivering a contemporary, functional, and socially engaging environment.**

Varying roof forms have been incorporated across the development. The three main **three-storey buildings (Short Stay, Lot 12 and Over 55)** feature pitched roofs arranged to form a **triangular composition**, reflecting and complementing the roof forms of the **Tavern and stables**. This approach maintains a **cohesive architectural character** and ensures the new buildings sit harmoniously within the precinct. Single storey Over 55 units can be a combination of pitched, flat and skillion roofs to provide variety.

Pedestrian connections have been carefully planned to promote walkability and integration across the precinct. The **Over 55s development** provides direct pedestrian links to the **Tavern and Retail areas**, encouraging convenient and safe movement and safe links around its own precinct. Similarly, the **Short Stay accommodation** connects to these same destinations, while **Lot 12** further strengthens the network by introducing a **defined pedestrian link along the side of the building**, enhancing accessibility and connectivity throughout the site.

In summary, the Proposal demonstrates strong compliance with State and Local Planning Frameworks, addresses key environmental and heritage considerations, and delivers tangible social and economic benefits for the community. For these reasons, the development represents an appropriate, strategic, and beneficial use of the land, and supports a robust case for this DA approval.

SUPPORTING DOCUMENTATION:

- Architectural Documentation

Appendices (Supporting Documents)

Refer the Appendix for the Appropriate Forms and Reports

- **DPLH SCRU Official Advice**
- **Shire of Capel_DRP01 Response**
- **Landscape Architect** – Plan E
- **Services –** Decobu
- **BCA Compliance** – Resolve Group
- **Bushfire Management Plan** – Bushfire Prone
- **Fauna Assessment** – Greg Harewood
- **Flora Assessment** - Arborology
- **Heritage** – Griffiths Architects
- **Waste Management Plan** – Talis Consulting
- **Surveyor** – MNG
- **ESD Sustainability** – Summation
- **Traffic Impact Assessment –** Urbii Consulting